
City of Daytona Beach Special Magistrate

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

Robert J. Riggio, Special Magistrate

February 11, 2020 Minutes

Attendees:

Robert J. Riggio, Special Magistrate

Staff present:

Mr. Anthony Jackson, Assistant City Attorney
Captain Scott Lee, 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. 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 in compliance.

CASE # 4 - SMG 11-19-255 - R. Lawrence Vandenberg 2016 Trust/725 Tomoka Road is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **725 Tomoka Rd.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 6/15/2019.

Compliance 2-10-2020

CASE # 5 - 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.

Compliance 2/5/2020

CASE # 24 - SMG 02-20-20 - London Enterprise LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **224 Haynes St.** Violation(s) –

Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 12/10/2019.

Compliance 2/7/2020

Mr. Riggio called the first lien review.

SMG 02-11-06 – 503 Ruth Street - The Bank of New York Mellon, aka The Bank of New York, as Trustee for the Certificate Holders Alternative Loan Trust 2006-HY11, Mortgage Pass-through Certificates, Series 2006 HY-11 (current owner is MBM Properties LLC TR & 503 Ruth Trust) is cited for failure to correct violations of The Land Development Code, Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 505.1, 603.1, 704.2, 304.14, 602.3, 604.3, 304.2) and Ch. 90-297 City Code of Ordinances. Violation(s) – No hot water; inoperable appliances; no smoke detectors in bedrooms; no window screens; no heating system; electrical system hazards; peeling paint; and no occupational license First Notified – 12/10/2010. Order Imposing Fine/Lien of \$50.00 per day, effective May 4, 2011. Compliance = June 3, 2019. Amount due is \$15,000.00 plus \$14.00 recording costs plus \$4,065.59 Interest on 1st Lien less \$5,650.34 excess proceeds received from tax deed sale = **\$13,437.25**.

Mr. Gerald McCrary came forward and was sworn in.

Mr. Anthony Jackson, Assistant City Attorney, stated the property was purchased at tax deed sale in 2014. He stated Inspector Stenson reports he did a good job in fixing up the property and requesting to reduce the amount of the lien to \$6,700. He stated the City did receive excess proceeds from the Tax sale.

Mr. McCrary stated that after he purchased the property, he obtained permits immediately and was not aware the fines were still accruing. He stated he thought the lien was disposed of with the proceeds from the Tax Deed Sale. He stated he is hoping to lower the fine.

DISPOSITION: Mr. Riggio reduced the amount of the lien to \$6,700 payable within 30 days or the fine reverts back to the original amount.

SMG 03-19-59 – 205 Shady Pl. - 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. 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. Order Imposing Fine/Lien of \$250.00 per day, effective April 4, 2019. Compliance = January 22, 2020. Amount due is \$15,000.00 plus \$24.00 recording costs = **\$15,024.00**.

SMG 03-19-60 - 205 Shady Pl - 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). Violation(s) – No water. First Notified – 1/29/2019. Order Imposing Fine/Lien of \$250.00 per day, effective April 4, 2019. Compliance = January 22, 2020. Amount due is \$15,000.00 plus \$24.00 recording costs = **\$15,024.00**.

Mr. Corey Miller came forward and was sworn in.

Mr. Jackson stated Inspector Clig reports the respondent has done a good job and came into compliance in January, 2020. He stated the City is requesting to reduce the fine to \$3500.00 for both liens. He clarified that would be \$1,750 each.

Mr. Miller agreed.

DISPOSITION: Mr. Riggio reduced the amount of the liens to \$1,750.00 for each case for a total of \$3,500 payable within 30 days or the fines revert back to the original amounts.

Mr. Riggio stated he would like to deal with the next lien reviews for the same owner together.

SMG 10-19-226 - 740 Fairmount - Loland LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/28/2019. Order Imposing Fine/Lien of \$100.00 per day, effective December 4, 2019. Compliance = December 16, 2019. Amount due is \$1,200.00 plus \$24.00 recording costs = **\$1,224.00.**

SMG 10-19-233 - 960 Berkshire - Loland LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 4/17/2019. Order Imposing Fine/Lien of \$100.00 per day, effective December 4, 2019. Compliance = December 11, 2019. Amount due is \$700.00 plus \$24.00 recording costs = **\$724.00.**

SMG 10-19-224 - 1009 Continental - Loland LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 4/17/2019. Order Imposing Fine/Lien of \$100.00 per day, effective December 4, 2019. Compliance = December 6, 2019. Amount due is \$200.00 plus \$24.00 recording costs = **\$224.00.**

SMG 10-19-230 - 924 Berkshire - Loland LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/8/2019. Order Imposing Fine/Lien of \$100.00 per day, effective December 4, 2019. Compliance = December 18, 2019. Amount due is \$1,400.00 plus \$24.00 recording costs = **\$1,424.00.**

Mark Oslizlo came forward and was sworn in.

Mr. Jackson stated Inspector Jones is asking no reduction for all for liens. He stated the properties are occupied. He stated there have been multiple inspections and the respondent was given auto-fines. He stated the respondent called just before the Thanksgiving Holiday and requested inspections on the properties and the inspector was unable to schedule them until after the holiday. He stated copies of the inspections were left with the property and tenants.

Mr. Oslizlo stated that he does not agree. He stated there were 8 properties that needed re-inspections and 6 had to have the \$100 re-inspections for building permits that needed to be finalized. He stated he called for re-inspection on November 25. He stated 3 of the properties needed permits and he had to wait until they were finalized. He stated on November 25th, he

paid for re-inspection and emailed the Rental Technician to schedule the inspections. He stated the properties were not inspected until over a week later and the deadline had passed. He stated he would have been in compliance but he didn't get a timely inspection. He stated he was not provided an inspection report and was unaware of the cases until they were noticed.

Mr. Riggio stated the orders request compliance by December 4. He stated the Orders Imposing fine were signed on December 10.

Mr. Jackson stated the fines were auto-fines and the City was off on Thursday and Friday.

Mr. Riggio stated he realized that everything needed to happen on the 2nd or 3rd.

Mr. Oslizlo stated the dates for the remaining inspections were scheduled for various dates in December and he should have had the Auto-fine ones scheduled first. He stated he passed all of those inspections.

Captain Scott Lee stated the respondent is here because he was notice back in February and waited until the last minute to get inspections and permits.

Mr. Oslizlo stated the property was in compliance over a week before the 30 days was given for the fine to be imposed. He stated he is not here about what happened in February.

Inspector Mark Jones stated the cases were opened in February and his mailings were returned unclaimed. He stated he performed 2 inspections in May and the properties failed. He stated he didn't call until he received the Notice of Hearing and they still failed inspection in October 21st. He stated all of the properties have tenants.

Mr. Oslizlo stated he was not provided with an inspection report and that they leave them with the tenants.

Mr. Jackson stated he could attend all of the inspections and reports are always left with the property. He stated nothing was done until he received a Notice of Hearing.

Mr. Oslizlo stated he has yearly rental contracts with Section 8 housing and they also inspect the properties.

Mr. Jackson stated they were occupied and producing income and are responsible to the Codes of the City of Daytona Beach.

Mr. Oslizlo stated he attended a hearing and brought the property into compliance in 30 days.

Mr. Riggio asked if all of the properties that were cited are now in compliance.

Mr. Jones stated they are all in compliance now.

Mr. Riggio stated he calculated the outstanding liens to \$3,596 and is dropping it to \$2,500.

DISPOSITION: Mr. Riggio reduced the amount of the 4 liens to \$2,500 payable within 30 days or the fine reverts back to the original amount.

SMG 08-19-178 - 908 Derbyshire - Constantine Christoforakis is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/6/2019. Order Imposing Fine/Lien of \$150.00 per day, effective November 7, 2019. Compliance = December 30, 2019. Amount due is \$8,100.00 plus \$24.00 recording costs plus \$ 24.46 interest = **\$8,148.46**.

Mr. Constantine Christoforakis came forward and was sworn in.

Mr. Jackson stated the property is occupied and was noticed in May 2019. He stated compliance was December 30, 2019. He stated the inspector is asking to reduce the amount of the lien by 50% to \$4,000.

Mr. Riggio asked the respondent why he rented the property without a license.

Mr. Christoforakis stated the fine is for battery powered smoke detectors. He stated at the first notice the property was not inhabited and he was going to sell it. He stated he later rented it to an employee. He stated he thought the property was in compliance when the inspector went to the property and he could not attend. He stated he didn't think it was fair that the City charged to daily fines on holidays. He stated he was at fault for not calling the Code Officer.

Mr. Jackson stated the City does not know when a property is in compliance until an inspector goes to inspect it.

Mr. Riggio stated he was renting the unit without a license and he had been notified.

DISPOSITION: Mr. Riggio reduced the amount of the lien to \$4,000, payable within 30 days or the fine reverts back to the original amount.

SMG 11-19-256 - 1420 N Grandview - David R. Roy is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/25/2019. Order Imposing Fine/Lien of \$100.00 per day, effective December 5, 2019. Compliance = December 31, 2019. Amount due is \$2,600.00 plus \$24.00 recording costs plus \$16.68 Interest on 1st Lien = **\$2,640.68**.

Janesa Whelan came forward and was sworn in.

Ms. Barnes stated there is an affidavit from Mr. Roy giving Ms. Whelan permission to speak on his behalf at this hearing.

Mr. Jackson stated Inspector Jones reports the property is occupied and the owner failed to obtain a rental license and requests no reduction. He stated there was a series of follow-ups and finally compliance.

Mr. Jones stated the first inspection began in March of 2019 and many items failed at the first inspection. He stated there was nothing done and a certified letter was returned on May 29. He stated he inspected the property again on June 6 and many of the same items were not in

compliance. He stated there were future inspections and no attempt had been made to fix some of the items. He stated he had no contact until the Notice of Hearing and the owner passed in November.

Ms. Whelan stated the list was so long that the respondent had to write along the border of the page. She stated she just picked up the property and did not know it had so many violations. She stated she picked what she thought were the important things like electrical and plumbing and it took time. She stated she got it to the aesthetic things and the tenants became agitated and threatened to move. She stated the owner was in Michigan and he told her to work with the tenant's schedule and it got drawn out. She stated she is asking for a reduction.

Mr. Riggio asked if the respondent had let the Inspector know about the tenant issues.

Ms. Whelan stated she told him she was having issues with the maintenance guys.

Mr. Jones stated in June they scheduled a re-inspection and said everything was done. He stated Ms. Whelan was not at the inspection. He stated in November he went back and it was the same items that failed in June.

Ms. Whelan stated she thought everything was done and her maintenance people did not tell her they could not get in. She stated no one told her she could ask for more time.

Mr. Jackson read a portion of City Code Ch. 26 Sec. 26-291 stating the intention to ensure rental units meet the minimum standards for health, safety and welfare of city residents. He stated there was a repeated effort of inspection, check and inform.

Ms. Whelan stated all safety concerns were taken care of the first week.

There was discussion regarding the fact that the respondent had a rental license and it was up for a 2 year inspection.

DISPOSITION: Mr. Riggio reduced the amount of the lien to \$2,000, payable within 30 days or the fine reverts back to the original amount.

CASE # 1 - 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.

Respondent was not present.

Mr. Jackson stated the respondent has received written notification of the compliance date and Inspector Kirk reports the property remains in non-compliance, she has had no contact and is requesting a fine in the amount of \$100 per day to a maximum of \$15,000.

Inspector Sara Kirk stated he was notified in May and did not do any work until he received the Notice in October. She stated there has been no work since the last hearing.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 per day, effective February, 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 41 - SMG 02-20-36 - Villa Jardine LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 504.1, 305.3), at **123 Oak Tree Cir.** Violation(s) – Damaged plumbing system and fixture, damaged interior surfaces. First Notified – 11/25/2019.

Mr. Greg McAloon, attorney, came forward.

Mr. Jackson stated Inspector Kirk reports she has had no contact with the respondent and the property remains in non-compliance.

Ms. Kirk stated the tenant has vacated the property and she has not been able to gain entry. She stated they told her they were going to work on it.

Mr. McAloon stated they have had difficulty accessing the unit and fully intend to bring the property into compliance and asked for a continuance.

Mr. Jackson clarified that the City is requesting a finding of non-compliance and next cutoff to bring the property into compliance.

Mr. McAloon stated they are disputing the non-compliance finding and that they could not be found in non-compliance until an inspection was done and it was out of their control since they cannot get into the property.

Mr. Riggio asked if there was a tenant there now.

Ms. Denise Garrett, Property Manager, came forward and was sworn in.

Ms. Garrett stated the tenant has vacated.

Mr. Riggio asked what the compliance issues were.

Mr. McAloon stated plumbing and they could not know it was in non-compliance until they got into the unit and moved forward with the inspection.

Mr. Jackson stated the Property Manager acknowledged at the first inspection they went into the property and it was in non-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 # 33 - SMG 02-20-34 - Katie L Cooper is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A.; Art. 6 Sec. 6.19.A.4, at **907 Oak St.** Violation(s) – Dirt, grime, rust on exterior wall and damaged fascia. First Notified – 7/12/2019.

Katie L. Cooper and Darrel Utley, children of the respondent, came forward and were sworn in.

Mr. Jackson stated Inspector Fitzgerald reports he has not had any communication with the respondent since he was told they plan to rehabilitate the property and is asking for a finding of non-compliance and next cutoff to come into compliance.

Mr. Utley stated he was doing the work. He stated they have a roofing guy and he, himself, will do the pressure washing. He stated Ms. Cooper is an assisted living facility and she needs to have the water turned on. He stated they could have it done by March 4.

Mr. Fitzgerald stated they need to paint the soffits and fascia.

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 # 34 - SMG 02-20-30 - Mary Alice Lake 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, 304.7, 308.1), at **1304 Moore St.** Violation(s) – Outside storage, trash and debris, dilapidated roof, leaking, blue tarp, trailers parked in the front yard, exterior property in a non-sanitary condition, junk vehicles. First Notified – 7/15/2019.

Mary Alice Lake came forward and was sworn in.

Mr. Jackson stated Inspector Fitzgerald reports the property remains in non-compliance but he has had contact with the owner and they are trying to get assistance through a different department.

Mr. Fitzgerald stated there are problems with the insurance company and lost the roof, probably since the hurricane. He stated they are seeking assistance through other City departments.

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 # 6 - SMG 08-19-171 - GEA Investments Inc. is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **330 N Peninsula.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/8/2019.

Ms. Angela Hendry, attorney, came forward. She stated she is asking for a continuance and they have been reaching out to window contractors but since they are in Chapter 11 they cannot afford the amount that is being asked.

Mr. Riggio asked if the property was occupied.

Ms. Hendry stated that it was.

Mr. Jackson stated Inspector Jones is requesting a fine in the amount of \$200 per day to a maximum of \$15,000. He stated they have had no contact from the respondent and does not

understand we will continue to rent but not resolve. He stated the case has been going on since March of 2019.

Mr. Jones stated it was an on-going situation with numerous inspections that failed. He stated the Magistrate had ordered the safety issues in compliance in December and that inspection failed. He stated he has had no contact since the December hearing. He stated it is a rental issue as they need to pass inspection to get the license. He read aloud the violations on the property. He stated all 3 units have remained rented through the process.

Mr. Riggio asked if the safety issues had been fixed.

Mr. Jones stated some of them.

Ms. Hendry stated they have addressed all of the other issues except the windows and smoke detectors. She stated they have been ordered to put railings on steps where there is no entryway. She stated they are being asked to replace all of the windows on two of their properties.

Mr. Jones stated the windows have wood rot and they are using a slide latch to keep them up. He stated the respondent has not resolved this issue since May.

Ms. Hendry stated she thought it was November of December of last year.

Mr. Jackson stated the windows are a recurring issue and they City is not requiring new windows just that they operate as they were originally intended.

Ms. Hendry stated they are disputing the step issue.

Captain Lee read 307.1 stairs having more than 4 risers must have handrails.

Ms. Hendry stated they are not 3 or 4 steps.

Mr. Jackson stated this is to show you how broad the non-compliance is.

Ms. Hendry stated they are in talks with architects because they do have to have drawings to add the handrails. She stated they would install railings on the front steps but did not need them on the side which is closed off.

Mr. Jackson stated the respondent asked in December to amend and it was amended to the February meeting.

Ms. Hendry asked for an auto-fine as incentive.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 per day, effective February 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 7 - 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. Jackson stated an auto-fine was ordered and the respondent asked for reconsideration. He stated Mr. Vukelja vacated the fine and set compliance for February 5. He stated the property remains in non-compliance, nothing has been done since the fine was put in place and since December of 2018 and they are asking for a fine in the amount of \$200 to a maximum of \$15,000.

Inspector Steve Alderman stated he has had no contact with the respondent, they have not obtained a permit and still has Plexiglas on one of the windows. He stated the property is still rented and he is asking for a fine in the amount of \$200 to a maximum of \$15,000.

Ms. Hendry stated they could not gain access and the lease expires the end of March. She stated the tenants find it invasive.

There was discussion when the respondents can have a lien review.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 per day, effective February 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 8 - 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.

Mr. Jackson stated Inspector Stenson is requesting a fine in the amount of \$300 per day to a maximum of \$15,000.

Mr. Stenson stated the work requires permits and that it is a rental property with 2 addresses. He stated he issued a stop work order and has had no contact. He stated they replaced siding over rotted wood. He also stated there is trash on the property.

Ms. Hendry stated it is not a duplex and she does not know why 23 Peninsula's mailbox is there. She stated they have found a contractor and applied for the permit. She stated this property is vacant and asked to amend to the next cutoff.

Mr. Riggio asked if the respondent's contractor can get the permit and work done by the next cutoff date.

Ms. Hendry stated it depends on what the City is asking for and if they have to take out the work they have done.

Mr. Riggio stated the contractor could at least get the work moving before the next cutoff date.

Ms. Hendry stated she believes so.

Captain Lee stated there is no record of a permit being applied for and ask for copies so that he could locate it.

Ms. Hendry stated she is testifying under oath that the contract^{or} told her he had applied for the permit.

Mr. Riggio asked how recent work had been going on without permits.

Mr. Stenson stated there are 2 addresses in the front and he did not know why they did not know the mailbox was there. He stated he was there on February 3 and work was going on without permits.

Ms. Hendry stated they are allowed to do work where permits are not required.

Mr. Stenson stated the work being done is the work that needs permits. He showed pictures from before February of the work that was done and the work done on February 3rd.

Mr. Riggio stated the respondent is not following the orders if they continue to do work without a permit. He stated the City is the final arbitrator of who needs a permit.

Ms. Hendry stated she wanted to record her objection to the fine and they hired a contractor and he pulled the permits.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$300 per day, effective February 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 11 - 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 Prescott came forward and was sworn in.

Mr. Jackson stated Inspector Stenson reports the property remains in non-compliance and is asking for a fine in the amount of \$200 per day to a maximum of \$15,000.

Mr. Stenson stated the plumbing had been rectified and driveway needs to be addressed.

Mr. Prescott stated he tried to get an inspection the day after the cutoff when the driveway was completed. He stated he was one day late but the inspector told him it was in compliance.

Mr. Stenson stated his last inspection was February 3 and the driveway was not finished. He stated on that date there were no permits issued for the work. He stated as of today, he has no emails or messages from Mr. Prescott.

Mr. Prescott stated on the 5th it was formed out and ready to be inspected. He stated he called on the 6th.

Mr. Riggio stated he would amend the order to give the respondent time to finalize the issues with the Code Inspector.

Captain Lee stated the permit for the driveway was applied for at the end of January and issued on February 5th. He stated it was finalized on the 7th.

Mr. Stenson stated there were additional issues that he needs to inspect.

DISPOSITION: Mr. Riggio amended the previous 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 # 15 - 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 renovations. First Notified – 11/23/2018.

Danny Vo, brother of the respondent, came forward and was sworn in.

Mr. Jackson stated Inspector Garcia reports that the property remains in non-compliance but the respondent applied for permits and has some issues to work out with FPL. He stated the City is requesting to amend to the next cutoff.

Mr. Vo stated there is a disagreement between the City and FPL. He stated the City wants them to change to 2 boxes since there are two units. He stated the City wants the wires underground and FPL say no. He stated he cannot say when they will make a decision. He stated the City came and inspected the inside and they told him things look great.

Mr. Jackson agreed they would extend the compliance date if they entities had not made a decision by next month.

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 # 21 - 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. IPCM 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.

Mr. James Cook, Mr. Joseph Dirsa and Ms. Joan Dirsa came forward and were sworn in.

Mr. Jackson stated the property went into foreclosure and the respondent filed bankruptcy. He stated the City is requesting to amend to the next cutoff because a foreclosure sale is about to occur.

Mr. Dirsa stated he is ok with March 4. He stated the tenants are being evicted and they are staying in the carriage house.

Mr. Riggio asked if the carriage house meets City Standards.

Mr. Dirsra stated yes.

Inspector Steve Alderman stated both buildings were included in the case.

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 # 27 - SMG 02-20-27 - Seven Six Seven LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **554 Cedar St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/10/2019.

Mr. Carl Goutell came forward and was sworn in.

Mr. Jackson stated Inspector McCoy reports the property did not pass inspection and is asking for a finding on non-compliance and next cutoff to come into compliance.

Mr. Goutell stated the property had been divided into 3 units and they met with the City and he cannot keep it as 3 units and must convert to one. He stated he relocated one tenant to another property and he intends to sell the property. He stated the last tenant is in the process of moving.

Mr. Jackson stated the respondent can sign an affidavit saying he will not rent.

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 # 32 - SMG 02-20-33 - Azzie Lee Barron Estate is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.8); Art. 6 Sec 6.2.H.7.A, at **249 Jefferson St.** Violation(s) – Junk vehicles, dead tree fell, parking on the grass in the front yard. First Notified – 7/24/2019.

Ms. Sabrina Barron came forward and was sworn in.

Mr. Jackson stated Inspector Fitzgerald reports the property is currently in non-compliance and they are working on it and the inspector believes they can get the work done by the next cutoff. He stated the City is asking for a finding of non-compliance and next cutoff to come into compliance.

Ms. Barron agreed.

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 # 35 - SMG 02-20-31 - R Lawrence Vandenberg 2016 Trust/725 Tomoka Rd is cited for failure to correct violations of The Land Development Code, Art. 8 Sec. 8.2.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 305.3, 604.3, 704.2), at **725 Tomoka Rd**. Violation(s) – Junk vehicles, electrical system hazard - exposed wires, missing face plates or loose and damaged exterior lighting, non-working smoke detectors, outside storage, trash and debris. First Notified – 7/17/2019.

Ms. Barnes stated the respondent was here and when another case was announced in compliance he left.

Mr. Jackson stated there are tenants that would like to be heard.

Susan Blauchart, Joey Wilbanks, Thomas Colligan, tenants, were sworn in.

Mr. Colligan stated he called the Code Enforcement officer to fix the issues on the property. He stated he lives in downstairs left, Mr. Wilbanks lives in the downstairs right and Ms. Blauchart lives upstairs. He stated the realtor told them it was a legal 3 person rental.

Mr. Wilbanks stated he received eviction papers.

Ms. Blauchart stated the respondent rented the property to her son after Mr. Wilbanks was evicted. She stated they have mice, cockroach, and he is a bad landlord. She stated she moved out the beginning of February. She stated she lived there for a year.

Mr. Colligan stated his lease was not renewed. He stated there was a water leak and he informed the respondent. He stated it took 2 months to show up and told him it was his fault.

Ms. Blauchart stated it was from her bathroom and the respondent told her she could use the other bathroom.

Mr. Colligan stated there were electrical issues and bare wires were hanging out of the walls. She stated there was no smoke detector. She stated before the building inspector showed up, he gave him a smoke detector and told him to put it on his wall. He stated when he had plumbing issues he told the respondent to make sure it was a licensed plumber. He stated the respondent told him to mind his own business.

Ms. Paula Strople came forward and was sworn in. She stated when her son and daughter-in-law moved into the apartment, she came to visit and she noticed no smoke detectors. She stated she called the number on the lease and it was a realtor. She stated she told the realtor it did not look legal to her. She stated the realtor told her they couldn't rent it if it wasn't legal. She stated she didn't understand why they were sharing one mailbox. She stated the realtor told her to mind her own business and that she was only a friend of the respondent and not a real realtor. She stated she wrote the checks and kept copies but her son did not check with her when they were evicted.

Mr. Wilbanks stated the check was for a background check which was not done.

Mr. Riggio told the respondents that this was not the forum.

Mr. Jackson stated they need to deal with these issues through court and would like to keep this from happening again and Inspector Fitzgerald reports this is a single family home and is asking for a finding of non-compliance and next cutoff to come into compliance.

Ms. Stople stated the respondent was making \$2,200 a month.

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 # 36 - SMG 02-20-26 - Rose Investments LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 302.7, 304.12), at **219 N Adams St.** Violation(s) – Overgrown and unsightly trees, weeds and vegetation, lawn and plants growing onto house, broken and damaged railing on front porch, roofing deck over porch damaged, soffits and fascia board, dirt and grime on front porch steps, missing address numbers. First Notified – 5/29/2019.

Myra Panora, translator and daughter, and Mr. Rosendo Panora came forward and was sworn in.

Mr. Jackson stated Inspector Fitzgerald reports the property is in non-compliance and would like the respondent to be in compliance by the next cutoff.

Ms. Panora stated they need to fix stuff. She stated when he bought the house, there were people inside and it was supposed to be vacant but people were still there and now he was trying to evict them. She stated on December 19th, the last person was supposed to leave and there was one more person living in the property so they started the eviction process for the new person but the attorney told them the person owns the house too. He stated the house is in probate and they don't legally own the house.

Mr. Jackson stated when they purchased the property apparently one of the interested parties of the state property did not sign off and is now living on the property.

Ms. Panora stated they sent information to the title company. She stated the person living there does not allow them on the property.

DISPOSITION: Mr. Riggio continued the case to the April 14, 2020 meeting for the determination of compliance or non-compliance.

CASE # 37 - SMG 02-20-29 - Walter M Fordham III is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A IPMC 302.1, 304.2, 304.6, 304.7, 304.13, 304.13.1, 304.13.2, 304.15), at **842-840 Dr Mary M Bethune Blvd.** Violation(s) – Exterior building paint fading and peeling, rotten wood. First Notified – 8/6/2019.

Mr. Walter Fordham came forward and was sworn in. He stated most of the violations have been corrected. He stated the record shows the property being owned by his son but he owns it.

Mr. Jackson stated Inspector Fitzgerald reports the work is almost done and explained the ownership is done by the tax roll.

Mr. Fordham stated they would be completed by March.

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 # 23 - SMG 02-20-38 - Civil Enterprises LLC ETAL & Divine Enterprises 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 304.2, 304.6, 304.13), at **308 Loomis Ave.** Violation(s) – No permit, damaged exterior surface, peeling paint, broken windows. First Notified – 3/18/2019.

Jean Civil, Registered Agent, came forward and was sworn in.

Mr. Jackson stated Inspector Garcia reports the property remains in non-compliance and is asking for next cutoff to come into compliance.

Mr. Civil agreed.

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 # 2 - 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 Inspector reports he has had no contact with the respondent 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 February, 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE #3 - 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 a rental inspection on January 29 failed and he is asking to amend the current order of non-compliance until 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.

CASE # 9 - SMG 12-19-283 - Amanda Thomas is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.2.H.7.a.i; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7), at **837 White Ct.** Violation(s) – No permit (rear enclosure), outside storage, parking in the yard, damaged roof. First Notified – 6/26/2019.

Respondent was not present.

Mr. Stenson stated he is asking for a fine in the amount of \$100 per day to a maximum of \$10,000. He stated the permit is under review since December 13 and there have been no corrections submitted.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 per day, effective February, 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 10 - SMG 11-19-253 - Cartwright & Sons 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, 302.8, 304.7, 302.7); Art. 6 Sec. 6.19.A.3; Art. 8 Sec. 8.2.A; City Code Ch. 90 Sec. 90-297, at **1102 Mason Ave.** Violation(s) – Outside storage, non-comforming use (living in business), damaged fencing, junk vehicles, damaged roof, damaged wall, failure to obtain Business Tax Receipt (BTR). First Notified – 9/17/2019.

Respondent was not present.

Mr. Stenson stated he is asking to amend the case to the March cutoff. He stated he is in contact with the owner and they have one thing left to do.

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 # 12 - 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 the case was field generated and violations still exist. He stated the property was posted and there has been no contact with the owner. He stated he 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 February, 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 13 - 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 (244 N Caroline - 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 Riggio stated he obtained a variance for this property in early 2000's.

Mr. Jackson stated the City has no objection to the Magistrate proceeding.

Respondent was not present.

Mr. Stenson stated he has had no contact since the last hearing 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 February, 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 14 - 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.

Respondent was not present.

Mr. Stenson stated the last inspection shows most of the violations have been addressed and has left a damaged roof and landscaping. He stated he is asking for a fine in the amount of \$75 per day to a maximum of \$10,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$75 per day, effective February, 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 16 - SMG 05-19-113 - Gold Label Holdings, LLC is cited for failure to correct violations of The Land Development Code, Art 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 704.1, 704.2, 302.7, 302.8, 304.2, 304.6, 304.7, 304.13, 304.14, 304.15, 305.3, 305.6, 603.1, 605.1 and 607.1), at **550 N Ridgewood Ave**. Violation(s) – Damaged interior and exterior surfaces, windows, doors, missing screens, roof, soffit and fascia, exposed wires, damaged fence, no smoke detectors, missing knobs for stove and exhaust vent covers. First Notified – 4/2/2019.

Respondent was not present.

Mr. Garcia stated the property remains in non-compliance and he is asking for a fine in the amount of \$250 per day to a maximum of \$20,000. He stated he would like the order to include signing up for the trespass arrest program and to maintain the grass.

Mr. Riggio stated he couldn't include that without a respondent who was on notice or agreeable to it.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$250 per day, effective February 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$20,000.

CASE # 17 - 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.

Respondent was not present.

Mr. Fitzgerald stated he is asking for a fine in the amount of \$250 per day to a maximum of \$10,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$250 per day, effective February 11 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 18 - 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 he is asking for a fine in the amount of \$350 per day to a maximum of \$10,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$350 per day, effective February 11 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

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 he is asking for a fine in the amount of \$50 per day to a maximum of \$10,000. He stated the respondent has not paid for permits for months.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$50 per day, effective February 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$10,000.

CASE # 20 - SMG 06-19-126 - Surfside Villas Condominium Association, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.2, 302.3), at **101 S Peninsula Dr.** Violation(s) – Sidewalks - hazardous conditions, rotting wood and foundation wall on the north side of the property dilapidated. First Notified – 2/26/2019.

Respondent was not present.

Mr. Fitzgerald stated he is requesting a finding of non-compliance and April cutoff to come into compliance.

Mr. Jackson stated they are wanting to set the compliance day for May because the City is invoiced with the Association in getting things done.

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

CASE # 22 - 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.

Respondent was not present.

Mr. Recanzone stated the last time the respondents found out they had done about 50% of the work without permits. He stated and it was not brought up to code. He stated they had a plumber come out and nothing else done. 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 February 11, 2020 until the property is in compliance or the amount of the fine reaches a maximum of \$15,000.

CASE # 25 - SMG 02-20-37 - Quick Cash Offer LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **538 Loomis Ave.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/10/2019.

Respondent was not present.

Mr. McCoy stated he is asking for a finding of non-compliance and next cutoff to come into compliance. He stated they have applied for the rental license but not scheduled a rental inspection.

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 # 26 - SMG 02-20-28 - Salto Chico Investments LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **900 S Peninsula Dr #306**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 12/3/2019.

Respondent was not present.

Mr. McCoy stated he is asking for a finding of non-compliance and next cutoff to come into compliance. He stated he has had no contact with the respondent.

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 # 28 - SMG 02-20-39 - TRSTE LLC TR 410 PLEASANT ST DTD 02-21-2019 is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **410 Pleasant St**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 10/1/2019.

Respondent was not present.

Mr. Jones stated he spoke to the property owner and he said he would get the license. 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 29 - SMG 02-20-18 - Harmony I LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1310 Milton**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 6/21/2019.

Respondent was not present.

Mr. Jones stated the respondent failed inspection of September 9 and he has had no further contact. He 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 30 - SMG 02-20-19 - Harmony I LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1129 Lewis**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 7/24/2019.

Respondent was not present.

Mr. Jones stated the property failed inspection of August 28 and has had contact with the respondent. He stated they have an inspection scheduled for February 15th and would like 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 31 - SMG 02-20-24 - TIDI Inc is cited for failure to correct violations of Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **415 N Halifax #102**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 9/18/2019.

Respondent was not present.

Mr. Jones stated he talked to the owner and his license is in review and it is occupied. He stated he is requesting 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 38 - SMG 02-20-23 - 5T Wealth Partners LP is cited for failure to correct violations of The Land Development Code, Art. 6. Sec. 6.19.A.3, at **549 Park Dr**. Violation(s) – Overgrown lot. First Notified – 12/4/2019.

Respondent was not present.

Ms. Kirk stated the case is complaint driven, the property remains in non-compliance, and she has had no contact with the respondent. She stated she 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 39 - SMG 02-20-21 - Crystal I LLC 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, 308.1), at **Wallace St (Parcel # 5339-32-04-0150)**. Violation(s) – Fence and debris. First Notified – 10/23/2019.

Respondent was not present.

Ms. Kirk stated this is a citizen compliant, she has had no contact with the owner 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 40 - SMG 02-20-22 - MGB Real Estate Investment Corp is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1), at **Lockhart St (Parcel # 5239-06-29-0200)**. Violation(s) – Trash and debris. First Notified – 8/16/2019.

Respondent was not present.

Ms. Kirk stated she has had contact in the past but the property is still in non-compliance. She stated she is looking 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 42 - SMG 02-20-17 - Ellen Rosenfeld, as Trustee of the Virgil & Ellen Rosenfeld Family Trust 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 302.3, 304.13.2, 305.3, 305.4, 305.6, 304.13, 304.1, 304.1.1, 304.2, 304.6, 304.7, 304.10), at **419 N Wild Olive Ave**. Violation(s) – Driveway, damaged windows, hazardous siding falling on porch landing (#6), doors screwed shut, door weather stripping, smoke detectors, door not closing, siding falling off, holes in walls, gutter drainage, roof flashing. First Notified – 10/7/2019.

Respondent was not present.

Mr. Alderman stated he has had no contact with the respondent and the structure is still falling and getting worse. He stated he 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 March 4, 2020 or be returned to the Special Magistrate for consideration of a fine up to \$1000 per day thereafter.

CASE # 43 - SMG 02-20-15 - Kala Niketan Inc. 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, at **624 Seabreeze Blvd**. Violation(s) – Graffiti, trash and debris. First Notified – 8/20/2019.

Respondent was not present.

Mr. Alderman stated the only thing done is the graffiti and is asking for a finding of non-compliance and next cutoff for 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.

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

The meeting was adjourned at 12:31 p.m.