
City of Daytona Beach Special Magistrate

City Commission Chambers, 301 S Ridgewood Ave, Daytona Beach, FL 32114

Robert J. Riggio, Special Magistrate

September 22, 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

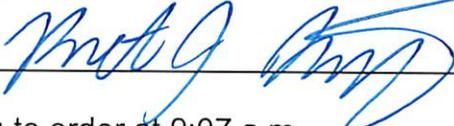
Officer Steve Catalano, Daytona Beach Police Department

Mr. Mark A. Jones, Rental Inspector

Mr. Joseph Graves, Audio/Video

Mr. Charles Smarr, Audio/Video

Ms. Karen Baum, Rental Program Technician/Board Secretary

Approval of Minutes by:  _____ Special Magistrate

Mr. Riggio called the meeting to order at 9:07 a.m.

Ms. Baum announced the following cases:

Case 20 should be set for the October 27, 2020 agenda and will not be heard. Cases 33, 34, 35, 36, 37 & 38 will be continued until October 27, 2020 hearing.

Ms. Baum swore in members of staff.

CASE # 1 - RTL SMG 04-20-77 - Christopher Brown is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **300 Hartford**.

Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 8/12/2019.

Mr. Brown respondent and Colleen Miles came forward and were sworn. Bennett Ford attorney for the respondent was also present.

Mr. Riggio advised this matter was continued to today's hearing. Mr. Riggio has received a packet of materials received this morning signed off by Mr. Morris. Mr. Riggio also received a packet of information from Ms. Miles.

Mr. Jackson would like to continue this matter to have an opportunity to review the packet.

Ms. Miles stated she was also going to request a continuance.

DISPOSITION: Mr. Riggio ordered a continuance of the previous order of Non-Compliance. The respondent will be returned to the October 27, 2020 hearing for consideration of the imposition of a fine.

CASE # 7 - RTL 06-20-32 - Village Resources & Real Estate, LLC TR is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **341 Maple St.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 4/16/2019.

Chris Lim, attorney for the respondent came forward.

Mr. Lim provided a progress report. He's having a problem serving the summons. Mr. Lim advised it's not a tenant but a contractor that was given access to work on the house. Mr. Lim doesn't see any problems with removing the occupant. It hasn't been set before a judge because the summons hasn't been issued. They are using a private processor. It has been filed in court.

Mr. Jones advised they have some permitting issues that need to be addressed and come into compliance before the rental inspection can pass.

Mr. Lim asked if the property is vacated if they can withdraw the application.

Mr. Jackson advised that if it is going to be held out for rental then it needs to have the application.

Mr. Lim will work out rental status with Mr. Jones, the current inspector.

Captain Lee was sworn in.

Captain Lee advised if the rental application process is ended there will still be code violations. He recommends that they work through the rental process if the intention is to rent the property.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 9 - RTL 06-20-47 - Lisa & William B McCarthy is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **200 N Halifax**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 09/28/2019.

Lisa McCarthy came forward and was sworn.

Mr. Jones advised this is up for a progress report and that there is no change in the permitting of the windows. The Permitting Department is still waiting for comments from the contractor.

Ms. McCarthy advised the contractor advised her that they are waiting for the windows to come in and that they have applied. She wasn't aware of any issues with the permitting process.

Mr. Jones asked for a copy of the contract once Mrs. McCarthy receives one.

DISPOSITION: Mr. Riggio advised this was just a progress report.

CASE # 28 - RTL 08-20-99 - William B & Lisa A McCarthy is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **610 Gibson St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 10/17/2019.

Lisa McCarthy was already sworn.

Ms. McCarthy advised that her rental inspection is scheduled on Friday.

Mr. Jones confirmed the inspection is scheduled and requested an amended order of Non-Compliance.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 14 - RTL 08-20-80 - Marisa Alderman ETAL & Deborah Cassiere is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **1333 Edgewater Rd.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 7/8/2020.

Brent McGinnis came forward and was sworn.

Mr. Jones advised there was a rental inspection on September 1st that failed. He's requesting an amended order of non-compliance.

Mr. McGinnis advised that the items have been corrected. Just needs to get another inspection.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 21 - RTL 08-20-91 - Mahmoud Y & Theresa Abdelrahman is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **2901 N Halifax Ave #221.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/4/2020.

Michelle Smith came forward and was sworn.

Mr. Jackson asked what Ms. Smith relationship is to the case.

Ms. Smith advised she is the property manager.

Mr. Jones advised the rental inspection has been scheduled for October 6, 2020.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 41 - RTL 09-20-108 - Metwaly Gamal & Lisa is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **2711 N Halifax #376**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 02/24/2020.

Michelle Smith was previously sworn.

Mr. Riggio asked what is Ms. Smith relationship to the case?

Ms. Smith advised she is the property manager.

Mr. Jones advised the rental inspection is scheduled for October 6 and the property is occupied.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered to come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of the imposition of a fine.

CASE # 42 - RTL 09-20-109 - In Land We Trust LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **425 N Oleander**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 01/29/2020.

Emilio Cireli came forward and was sworn.

Mr. Jones advised the case failed an inspection on March 6, 2020. Owner called Mr. Jones advised the tenants don't want anyone in the property.

Mr. Cireli advised the tenant advised him that they have taken care of some of the issues. He will follow up.

Mr. Riggio asked what items are still outstanding. Screens and jalousie windows.

Mr. Jones advised that other properties in our program have been able to get those types of windows repaired.

Captain Lee advised that anything on the outside that can be fixed would show progress over the next thirty days.

Mr. Cireli asked for another copy of the list.

Mr. Jones will provide him a copy of the list.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered to come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of the imposition of a fine.

CASE # 44 - RTL 09-20-116 - Track Three LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **530 Seabreeze Blvd.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 02/12/2020.

Rafik Abusif came forward and was sworn.

Mr. Jones advised the property failed the rental inspection in November 2019 with numerous items. There is a re-inspection scheduled for October 7, 2020. Both units are occupied.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered to come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of the imposition of a fine.

CASE # 19 - RTL 08-20-89 - Resource Properties Inc is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1036 Michael Rd.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 9/24/2019.

Charlene Hartley came forward and was sworn.

Mr. Jones advised the case was opened last December. There is a rental inspection scheduled for October 9, 2020 and the property is occupied. He's requesting an amended order of non-compliance.

Ms. Hartley advised that they tenants were refusing access in the past. She is continuing to work with the tenants.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 2 - RTL SMG 04-20-79 - Equity Trust Company Custodian fbo Mark Wandmacher IRA is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City

Code Ch. 90 Sec. 90-297, at **315 Glenview #5**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 11/13/2019.

Respondent was not present.

Mr. Jones advised this case was opened last year. The owner passed away and the sister is now managing the property and is working on getting the tenant evicted.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by November 18, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 3 - RTL 06-20-10 - Caroline Daytona Properties LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **142 N Caroline St**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 10/10/2019.

Respondent was not present.

Case was opened in October 2019. Inspection back in July 2020 with numerous items. He's had no requests for a re-inspection.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 4 - RTL 06-20-11 - Certus Equity Investment 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 208**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 9/22/2018.

Respondent was not present.

Case opened in 2018. Inspection on June 25, 2020 with numerous items. No contact for reinspection and the property is occupied.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 5 - RTL 06-20-23 - Jennifer A & Pedro Q Dash is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **616 Cherry St**.

Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 1/8/2019.

Respondent was not present.

Mr. Jones advised case was opened in January 2019. Rental reinspection is scheduled for September 30, 2020. Both units are occupied.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 6 - RTL 06-20-31 - Villa Jardine, LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **111 Oak Tree Cir.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 12/10/2019.

Respondent was not present.

Mr. Jones advised case opened October 2019. Haven't received a rental application as of yet for this property. Property is occupied.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 8 - RTL 06-20-42 - Gayane Movsesyan is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **415 N Halifax #205.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 8/28/2019.

Respondent was not present.

Mr. Jones advised inspection conducted June 17, 2020 with some item needing correction. Windows were due to be installed on September 18, 2020. Mr. Jones hasn't received any follow up communicating about the status of the windows. The property is occupied.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 10 - RTL 07-20-72 - Anthony W Hammond, Jr. is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **1616 Piccadilly.** Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 3/24/2020.

Respondent was not present.

Mr. Jones advised the case was opened in March 2020. September 17, 2020 some minor issues found during the inspection. Property is occupied.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 11 - RTL 07-20-73 - Barry Gorin TR; Barry Gorin Revoc Living Trust is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **120 Maplewood**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 3/20/2020.

Respondent was not present.

Mr. Jones advised the case was opened in March 2020. Scheduled inspection in July 2020 but the property wasn't ready. Site visit on September 16, 2020 property appears to be vacant. He hasn't received anything to date about the status of the property.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$50.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 12 - RTL 07-20-75 - Erve S. Teixeira is cited for failure to correct violations of City Code Ch. 90 Sec. 90-297; City Code Ch. 26 Sec. 26-294, at **317 Glenview #4**. Violation(s) – **Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL)**. First Notified – 3/4/2020.

Respondent was not present.

Mr. Jones advised the case was opened in February 2020. Failed an inspection on August 5, 2020. Missing one screen and the bay window had rotten wood around it. New window has been ordered. Due to be installed within eight weeks.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by November 18, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 13 - RTL 08-20-76 - Villa Jardine LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297, at **145 Oak Tree Cir**.

Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 4/24/2020.

Respondent was not present.

Mr. Jones advised the case was opened in April 2020. No rental application has been received. The property is occupied.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 15 - RTL 08-20-81 - Alvarez 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 **430 Goodall**. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 1/17/2020.

Respondent was not present.

Mr. Jones advised the case was opened in January 2020. No contact from the owner. Property is occupied.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 16 - RTL 08-20-85 - James X & Joanne Santoriello is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **409 Zelda Blvd**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/27/2019.

Respondent was not present.

Mr. Jones advised this property was cited in December 2019. The owner had a rental inspection scheduled for Sept 1, 2020 and the inspection was cancelled. Re-inspection was scheduled for September 18, 2020 and no one showed up to the inspection. Walking to the front door there were numerous items seen. The owner is planning on selling the property and hopes the tenant will be out in December when his lease ends.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 17 - RTL 08-20-86 - Beverly Crawford is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **915 N Grandview**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 11/23/2019.

Respondent was not present.

Mr. Jones advised this case was opened in November 2019. The owner has scheduled inspections for August 26, 2020-no show. A re-inspection was scheduled September 2, 2020 no one showed up again. The husband of the owner called yesterday and advised that he has COVID and can't schedule an inspection.

Mr. Riggio asked if Mr. Jones had been inside.

Mr. Jones advised that he hasn't been inside the property. Based upon walk up to the door the property at 913 it has items that wouldn't pass a rental inspection.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 22 - RTL 08-20-92 - Liu Iris Tr is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **628 Colfax Dr**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/20/2019.

Respondent was not present.

Mr. Jones advised this case was opened in November 2019. Failed an inspection on February 6, 2020. Mr. Jones has left message for the owner to schedule the re-inspection but hasn't had any response back from the owner. Property is occupied.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 23 - RTL 08-20-93 - Select International Advisors LLC & AAA REAL ESTATE INVESTMENT SERVICES LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1030 Alice Dr**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/15/2020.

Respondent was not present.

Mr. Jones advised this case was opened in December 2019. There is a rental inspection scheduled for October 9, 2020. Property is occupied.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 25 - RTL 08-20-95 - Wilfredo Romero is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **909 Madison Ave.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/15/2020.

Respondent was not present.

Mr. Jones advised the case opened in December 2019. Failed a rental inspection on March 20, 2020. Some issues were noted during the inspection. He was in contact with the owner on August 14, 2002 and the tenants didn't want anyone in the house The owner was there yesterday and the tenants are advising that they are now sick.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 27 - RTL 08-20-97 - Mark & Beth Chrisley is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **515 Colfax Ave.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/23/2019.

Respondents were not present.

Mr. Mark Jones advised the case was opened in December 2019. There was an inspection on September 11, 2020. Some minor issues noted during the inspection. Property is occupied.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 29 - RTL 08-20-100 - Thomas Caldwell is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **936 N Oleander Ave.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 11/13/2019.

Respondent was not present.

Mr. Jones advised the case was opened in October 2019. Three units failed inspection on November 25, 2019. Had a re-inspection on August 21, 2020. All items were corrected except a new window was installed without a permit. The permit was issued on September 10, 2020.

DISPOSITION: Mr. Riggio Amended the Current Order of Non-Compliance and ordered that the Respondent come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of a fine.

CASE # 31 - RTL 08-20-104 - US Bank Trust NA TR is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **367 Fordham**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/14/2020.

Respondent was not present.

Mr. Jones advised the case was opened in January 2020. Failed a rental inspection in October 2019. Missing some items and the laminate floor had waves in it because the floor had buckled. The property is occupied.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 32 - RTL 08-20-105 - L & C INVESTMENT HOLDINGS LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **328 Madison Ave**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/14/2020.

Mr. Jones advised the case was opened in August 2019. Inspection was done in December 20, 2019 failed with various items. February 28, 2020 another inspection was scheduled with most items were not repaired. Site visit was scheduled for July 24, 2020 and there was some miscommunication with the owner and no one was present. The outside inspection showed exterior violations had not been corrected. September 16, 2020 exterior wood rot and 1 window in the kitchen was not corrected. Mr. Jones received an email with photos today. Two of the three units are occupied. He's done numerous inspections of the property.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100.00 per day, effective September 22, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

Mr. Riggio ordered cases 33, 34, 35, 36, 37 and 38 are continued until the October 27, 2020 Special Magistrate proceeding.

CASE # 39 - RTL 09-20-106 - Gorin Barry TR Barry Gorin Revoc Living Trust is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **557 Berkshire**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 10/26/2019.

Respondent was not present.

Mr. Jones advised the case was opened in October 2019. Rental application approved on December 31, 2019. Rental inspection was on January 8, 2020 with approximately fifty items that needed correction.

Another inspection was scheduled on February 10, 2020 and was cancelled by the owner. August 7, 2020 another inspection was scheduled and cancelled by the owner. The property is occupied.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered to come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of the imposition of a fine.

CASE # 32 - RTL 08-20-105 - L & C INVESTMENT HOLDINGS LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **328 Madison Ave.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/14/2020.

Respondent Mr. James Hall showed up and case 32 was heard again at this time.

Respondent James Hall came forward and was sworn.

Mr. Jackson asked Mr. Hall his relationship to the case. Mr. Hall advised he is the authorized representation for the owner.

Mr. Jones went over his inspections again at the property for Mr. Hall.

Mr. Hall advised that everything was fixed.

Mr. Jones would have to go back to the property to verify that the items were fixed.

Mr. Hall asked for clarification as to what would be re-inspected.

Mr. Jones advised just the window in 328 and the wood rot.

DISPOSITION: Mr. Riggio amended his previous order and now ordered a fine in the amount of \$100.00 per day, effective September 29, 2020, until the fine reaches a maximum of \$15,000 or the property comes into Compliance.

CASE # 40 - RTL 09-20-107 - FC RESI 1 LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **629 Westmoreland.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 01/07/2020.

Respondent was not present.

Mr. Jones advised the case was open in December 2019. He's attempted to schedule a rental inspection with the property manager. She advised she'd get back with him when it's ready for an inspection. He's had no further contact. Property is occupied.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered to come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of the imposition of a fine.

CASE # 43 - RTL 09-20-110 - Gibson Easter M is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **845 Hollywood St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 02/27/2020.

Respondent was not present.

Mr. Jones advised the case was opened in February 2020. August 2019 failed a rental inspection with numerous items. Re-inspection on October 16, 2019 had outside storage, outside open outlet and windows screwed shut. He's had no contact from the owner to schedule another inspection. Property is occupied.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered to come into Compliance by October 21, 2020 or be returned to a subsequent hearing for consideration of the imposition of a fine.

Discussion for Miscellaneous Business-Captain Lee advised the December Magistrate meeting will be cancelled. No additional miscellaneous business.

The meeting was adjourned at 10:46 a.m.