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# City of Daytona Beach Special Magistrate

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

David A. Vukelja, Special Magistrate

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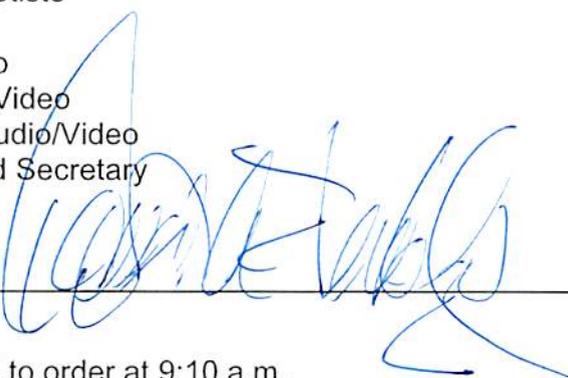
## October 12, 2021 Minutes

Attendees:

David A. Vukelja, Special Magistrate

Staff present:

Mr. Anthony Jackson, Assistant City Attorney  
Captain Scott Lee, Daytona Beach Police Department  
Mr. Denzil Sykes, Neighborhood Services Manager  
Mr. Mark A. Jones, Field Supervisor  
Mr. John Stenson, Code Inspector  
Mr. Tom Clig, Code Inspector  
Mr. Mark Bostwick, Code Inspector  
Mr. Roosevelt Butler, Code Inspector  
Mr. Michael Fitzgerald, Code Inspector  
Mr. Daniel Garcia, Code Inspector  
Ms. Sara Kirk, Code Inspector  
Mr. Kevin Yates, Code Inspector  
Mr. Curtis Wiggins, Code Inspector  
Mr. Clearvens Jean-Baptiste  
Mr. Clifford Recanzone  
Mrs. Lawanda Tomengo  
Mr. Joe Graves, Audio/Video  
Mr. Xavier Campbell, Audio/Video  
Ms. June Barnes, Board Secretary

Approval of Minutes by:  \_\_\_\_\_ Special Magistrate

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

Mr. Vukelja asked if there were any announcements.

Ms. Barnes announced the following cases in compliance

**CASE # 39 - SMG 05-21-125 - Michelle & Theodore Jr Carter** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **916 Kathy St.** Violation(s) – **No permit (roof)**. First Notified – 8/19/2020.

**In Compliance 10-8-2021**

**CASE # 49 - SMG 08-21-213 - Samuel W Marten & Jefferson 386 St Family Trust** 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, 304.1.1, 304.2, 304.6, 304.7, 304.9, 304.13, 304.13.1, 304.13.2, 304.15, 304.19, 308.1, 308.2, 308.3, 604.3.1), at **386 Jefferson St.** Violation(s) – **Unsecured vacant house, paint fading and peeling, dirt and grime, exterior surfaces, damage windows, damaged and unlocked doors (secure to city standards), outside storage, trash, debris and garbage, unmaintained vacant building, electrical hazard with water exposure, damaged plumbing, damaged interior surface, damaged roof, damaged fence and gate.** First Notified – 6/17/2021.

**Compliance 10-7-2021**

**Captain Lee** stated the city has three cases in which it's asking for a continuance until next month's hearing so they can have adequate time to prepare its case. The following cases are

**CASE # 2 - SMG 10-21-278 - Rabietu Abel & Abdul-Azeez Musa** is cited for failure to correct violations of The Land Development Code, City Code Ch. 90 Sec. 90-297, at **1248 8th St #12.** Violation(s) – **Operating a business without a proper Business Tax License.** First Notified – 3/24/2021.

**CASE # 34 - SMG 10-21-308 - 504 Main Street DB INC** is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.2.B.14, at **504 Main St.** Violation(s) – **Selling adult material.** First Notified – 9/22/2021.

**CASE # 36 - SMG 10-21-306 - 500 Seabreeze LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 702.1, 702.3) City Code Ch. 66 Sec. 66-61; Ch. 90 Sec. 90-297, at **500 Seabreeze Blvd 502.** Violation(s) – **Means of Egress, locked doors, not having a BTR for the business that was operating, operating outside of the BTR the property had.** First Notified – 3/15/2021.

**Mr. Vukelja** stated I assumed we have no one here to offer any opposition to the city's request for continuance, so unless and until I hear somebody objecting, then I'll go ahead and continue those cases #2 #4 and #36 for the November hearing.

**Captain Lee** also stated he would request case #35, if we could have that moved to the front of the agenda, we have some city staff from other departments here that may need get back to work.

**Captain Lee** stated the gentlemen from case # 36 had something to say in the back Ms. Barnes asked him to come speak in the mic and to state his name.

**Mr. Antwon Gandy** asked if they could resolve this today or do we have to continue it next month.

**Mr. Vukelja** stated I guess we have an objection to the continuance. Whats the need for the continuance?

**Mr. Jackson** stated we have not fully prepped the case to go forward today that the city would like to have time to prepare and since the case while its on the agenda, its nothing that you've heard up to this point, it can be withdraw and re-filed. Its just that it would be a little bit more

judicially economy or more economy for us to just continue it until next month as opposed to withdrawing it and then re-filing it for next month.

**Mr. Vukelja** the respondent to state his name which is Antwon Gandy, then asked what if any prejudice would the respondent suffer were he to consider the continuance requested by the city because apparently they want additional time to get ready, and they're pointing out that administratively they could just withdraw it and refile it so one way or another, it's probably going to get continued.

**Mr. Gandy** Okay, we could just continue.

**Mr. Vukelja** asked if he was local or if he traveled a huge distance? **Mr. Gandy** stated Yes he is local.

**Mr. Gandy** asked that it be noted that the city wanted this case to be continued.

**Mr. Vukelja** informed him that it would be in the minutes, and for his information the meeting will be November 9<sup>th</sup>

### Called case number #35

**CASE # 35 - SMG 10-21-307 - 500 Seabreeze LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), at **500 Seabreeze Blvd.** Violation(s) – **Sanitation-Grease containers and spillage.** First Notified – 9/13/2021.  
*Peggy Bennett sworn in*

**Inspector Jones** testified to the status of the case and requested a fine \$5,000.00

\*\*\*\*\*Put out about \$5000.00 to help clean up and the property.

**Disposition:** Found irreparable/irreversible and fined \$1000.00 not \$5,000.00

Couple of their neighbors do not have their own grease traps and are they being fined and **Mr. Vukelja** advised to get with the city

**CASE # 1 - SMG 10-21-300 - Daytona Express Convenience Store Inc** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **848 N Beach St.** Violation(s) – **Outside storage.**  
First Notified – 5/25/2021.

**Curtis Wiggins** requested to continue to November for Due Process

**Disposition:** Continued to the November 9, 2021 meeting.

### Continued case #2

**CASE # 3 - SMG 10-21-287 - 555 Seabreeze LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.C.4.j; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2), at **555-533 Seabreeze Blvd.** Violation(s) – **Failure to have a dumpster enclosed, permit for refrigeration trailer, dirt & grime (back dock), oil dripping out of oil container, trash & debris (back lot).** First Notified – 6/21/2021.

**Todd Revard** sworn in and found in non-compliance.

**Inspector Clig** requested compliance next cut off.

**Mr. Vukelja** asked if they could be in compliance by November 2, 2021

**Mr. Revard** stated they had hard time getting the survey and was hoping for December.

**Mr. Revard** stated they could work with November 2.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 4 - SMG 10-21-285 - Cossi Investment LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4.A; Art. 6 Sec. 6.2.H.4.C; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 302.8), at **612 George W Engram Blvd.** Violation(s) – **Overgrowth, outside storage, junk vehicle, parking. First Notified – 9/21/2020.**

**Justin Core (Principal) & Sarah Go** sworn in

**Inspector Fitzgerald** stated they can be in compliance by next cut off.

**Justin Core** gave a little background info, bought the property in 2018 and did a massive remodel, everything exterior, upgraded roof, electrical, after they put tenants back in 2019 February they received for lawn maintenance took care of it within a week and only a month after that, the notice that we're talking about now was initially filed. Did not receive that notice, it was undeliverable, sent to us and was never received by us, who didn't find out about it until December of 2019, when he was here for a pre-op meeting about some additional renovations we wanted to do on the property. It had already reached a \$15000 max cap on fines and penalties at that point. They have been nothing but he thinks cooperative with the city. Anytime they have been aware of an issue and we are talking about filling potholes which the done, and mowing on a regular basis, trash done when noticed. Found out about it in 2019 and 2020 comes around they had very little ability to communicate with the inspectors throughout the period. He thinks it was just a matter of probably them having a lot on their plate and us being in a pandemic at the time. So literally, we are standing here in 2021 October still trying to resolve the same issue. They have since sold the property, and is no longer an owner of the property and feels like a \$15000 penalty they been trying to resolve for over a year and a half is just a little much.

**Mr. Vukelja** stated the violations we are talking about goes back to September of 2020 is for overgrowth, outside storage, junk vehicle and parking.

**Mr. Vukelja** stated he was apparently talking about a lien that was put in place that capped out. If he is looking for a lien review he would have to request a Lien Review.

**Attorney Sarah** stated they requested a lien review and was advised they cannot get a Lien Review until the property is brought into compliance.

Several different histories and communications regarding getting the property in compliance and advised they are not the owner as the property was sold and transferred on September 9<sup>th</sup> 2021 and may not be recorded yet.

**Mr. Jackson** stated the new owner needs noticed and given 30 days to comply.

**Attorney Sarah** stated, she will have the title company that facilitated the transfer forward a copy of the deed to Mr. Fitzgerald. Then discussed the main thing that Cozi would like to address is there is some lien that has to be addressed, they understand that, and that it wasn't in compliance and they have no control over the compliance They want to to pay

whatever it is that they need to pay but what they're really asking for is a reduction in that \$15000 because there was that period of about nine months where it was being sent undeliverable to somebody that they never got it. they were notified of the lien in December and it had already been maxed out. that's when they started attempting to try to resolve it. they want to resolve it

**Mr. Vukelja** stated we don't consider lien reviews until the property is in compliance. And the fact that you sold the property rather than bringing it into compliance does not take you off the hook. So as far as im concerned im not going to hear a lien review until I know this is in compliance. the city will do what it needs to do in the way of notifying the new owner once you let us know who that is and we will bring the new owner in here and we will get this property in compliance, and once that is done, we will entertain your request for a lien review.

**Mr. Core** asked how can you always be in compliance? got dumping on site not from them or the tenants.

**Mr. Vukelja** advised those are all circumstances that can be brought up in the lien review.

**DISPOSITION:** Continue determination for a compliance date to **November 9, 2021**

**CASE # 5 - SMG 10-21-286 - Socrates G & Argene E Danielides** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 304.1.1, 304.2, 304.5, 304.6), at **536 Hazel St.** Violation(s) – **Outside storage, trash, building repair, damaged exterior surfaces, cracking walls, damaged foundation, paint fading and peeling, outside storage trash and debris.** First Notified – 6/21/2021.

**George Danielides** sworn and agreed to violations

**Inspector Fitzgerald** requested compliance by next cut off.

**Mr. Danielides** advised he will need more time, it is just him and he has had three surgeries, and asking for three month and stated he cleaned up and nothing outside he was describing his findings and at that time **Mr. Vukelja** advised him he was going to give him until January 5 2021 to come into compliance 90days. He is already hearing he is going to need an engineer and a contractor. Keep the inspector posted on the progress.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **January 5, 2022** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 6 - SMG 10-21-282 - Pelican Bay Golf Club LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.B, at **370 Pelican Bay Dr (Parcel # 5236-00-00-0030).** Violation(s) – **Commercial property maintenance (Handicap ramp).**

First Notified – 6/30/2021

**Attorney Jessica Gow**

**Inspector Stenson** requested compliance next cut off

**Ms. Gow** agreed stating has proposal for the work they just need to sign one and get it underway.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

**CASE # 42 - SMG 05-21-117 - Pelican Bay Golf Club 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.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 303.1, 304.15), at **370 Pelican Bay Dr.** Violation(s) – **Site appearance standards, commercial property maintenance, accessory structure (fencing), swimming pools (leaking), dilapidated exterior door.** First Notified – 2/9/2021.

**Attorney Jessica Gow**

**Inspector Stenson** Testified to the status of the case, the permit for the repair was issued and finalized on September 30, 2021. There is still landscaping and fencing that requires attention and asking 100 day.

**Mr. Vukelja** asked how long it would take to finish this landscaping, fencing, and **Inspector Stenson** advised next cut off.

**Mr. Vukelja** How long would it take a reasonably diligent property owner to take care of whatever it is you are talking about? **Inspector Stenson** replied a Week.

**Ms. Gow** asked for clarification on the violations and stated at some point the fence and landscaping came off and they were focused on getting the pool repaired That was the last item , so that's completed, and now we have some more work to do back on the fencing and the landscaping so she just wanted to clarify what needs to be done and our client will take that action, but there's also there's photos in here of the door that I think your email stated would be a new violation that wed need to work on? **Ms. Gow** stated process wise you know we have been moving forward, we have been working.

**Mr. Vukelja** asked if this was the case that started about the pool.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** failing that a fine in the amount of \$100 dollars per day will automatically go into effect and continue to accrue each day thereafter until the property is in compliance or the amount of the fine reaches a maximum of \$25,000.

**CASE # 44 - SMG 08-21-236 - Vishnu LTD** 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 301.3, 302.7, 304.1, 304.7, 304.13, 308.1, 304.10, 605.1), at **1000 N Atlantic Ave.** Violation(s) – **Unmaintained landscaping, dilapidated pool shed, general conditions of exterior structure, dilapidated roof, missing and broken windows, trash and debris, dilapidated stairs, balcony's and rails, exposed wiring.** First Notified – 5/30/2020.

**Mr. Vukelja** asked who wanted to give the update, and **Inspector Yates** stated that the Attorney **Ms. Gow** could.

**Attorney Jessica Gow** gave an update on the property first advising the closing did happen and **Vishnu LTD** is no longer the owner, it is now **MAA Shantoshi LLC** is the new owner. Deed has been recorded and she can send it to the inspector if the property appraiser cite is not updated. Undergoing internal demolition under a demolition permit issued by the city and they

are in talks with a lot a handful of hotel flags is what they call them to see who wants to brand this hotel after it is renovated.

**Mr. Vukelja** asked to back up and listed the violations, unmaintained landscaping, dilapidated pool, shed, general condition of exterior structure, dilapidated roof, missing and broken windows, trash and debris, dilapidated stairs and rails exposed wiring. This property may very well be in the Daytona Beach Hall of Shame when it comes to eyesores that have been sitting out there for extended periods of time, we already had that conversation. So what is the plan for this property? Because I am supposed to set a compliance date and that list I am looking at here is a mouthful.

**Ms. Gow** Yes and I think, you know, the violations tie into the property is being pulled down to its bare bones and the built back up is their plan. So their structural engineer for the condemnation proceeding that was separate found that it was structurally sound and so now they're going through the process with the city to tear it down and build it back up.

**Mr. Vukelja** when is you demolition phase going to be done?

**Ms. Gow** stated they are doing it now, its just internal demolition.

Discussion on when the demolition will be completed and the permit lasting 6months.

**Ms. Gow** stated she does not think it will take that long. Samsula demolition is doing the work. It is probably on the outside of three months before they are ready to start the building.

**Mr. Vukelja** stated that is a good number three months because we do not have a December meeting, so I am going to reschedule.

**Captain Lee** stated if it was possible that we could set it for next month's agenda that will give us time to notice the new owner then we could maybe hear from them an update on the time schedule and pick a compliance date then.

**Mr. Vukelja** stated it works for him and continued to the 2021 meeting to allow the city an opportunity to join the new owner and at that point in time, you may or may not know how close you'll be to the end of the demolition phase. In any event, I'll also be looking for a progress report because im going to want to know what's happening to this property going forward. Ok, so that having been said,

**DISPOSITION:** Mr. Vukelja continued the determination of a compliance date and have another progress report at our November 9, 2021 meeting.

**CASE # 7 - SMG 10-21-283 - Wal-Mart Stores East LP, Property Tax Dept No 1391** 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 302.7, 302.9), at 1101 Beville Rd. Violation(s) – **Unmaintained landscaping, accessory structure (property wall), graffiti.** First Notified – 7/30/2021.

### **No Respondent**

**Inspector Stenson** requested to amend to the next cut off, so he could get out to do another inspection, he has been advised that there's more work that was done and needs to be seen.

**Captain Lee** stated we are here for compliance or non-compliance.

**Inspector Stenson** stated we could just move forward with this one for non-compliance next cut off.

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into

Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 8 - SMG 10-21-284 - Action Mtg of Central FL** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7), at **916 Lockhart St. Violation(s) – Dilapidated roof. First Notified – 4/1/2021.**

**Gerald Chester & Dynette Cook sworn in**

**Mr. Vukelja** asked their affiliation with Action Mtg of Central FL

**Gerald Chester** stated he is the executor for the estate of Mr. Donald Clig, Mr. Donald Cook was the owner of Action Mtg and so I'm here today to represent the estate and state that Mrs. Cook was the with. And stated they are aware of the condition of the unit, have since engaged a roofer and we were supposed to meet this week to sign the contract, He's identified the process was that he thinks is going to take about two weeks. He wants a match for him to be able to pull the permit. And he is saying with his workload, he can get it done, probably within six weeks

**Mr. Vukelja** stated he thinks he has addressed everything before he had a chance to say anything. Mr. City attorney are we good to go? Mr. Jackson stated yes.

**Inspector Stenson** stated the property should be able to be in compliance by next cut off.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

**CASE # 9 - SMG 10-21-303 - Loch N Kop Inc** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1) City Code Ch. 94 Sec. 94-56, at **517 Wallace St. Violation(s) – Outside storage, trash & debris, commercial vehicles, parking in yard. First Notified – 6/30/2021.**

**David Turick** sworn in

**Mr. Vukelja** asked what was his affiliation with Loch N Kop.

**Mr. Turick** stated without getting in a big long story, this corporation was owned by his father who passed away and it's been in probate litigation for about five years now.

**Mr. Vukelja** stated Good enough, that is as much as I need.

**Mr. Turick** stated he is here now from New York full time, if I have an opportunity to meet with the inspector, anything that needs to be done, I will take care of immediately.

Asked how much time should reasonably be required for the respondent to come into compliance

**Mr. Vukelja** asked if he agreed to this violation existed or occurred as stated in the notice of violation? That looks like a yes

**Mr. Turick** stated I guess, I'm not familiar with it at all.

**Mr. Vukelja** so like a positive shrug. And he was found in non-compliance.

**Inspector Kirk** requested compliance next cut off.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

**CASE # 10 - SMG 10-21-304 - Robert P Klenk** is cited for failure to correct violations of The Land Development Code, City Code Ch. 90 Sec. 90-297, at **Marion St (Parcel # 5339-32-00-0010)**. Violation(s) – **Unlicensed business**. First Notified – 7/28/2021.

**No respondent**

**Inspector Kirk** testified to the status of the case stating it was a complaint driven case has had contact, still in non-compliance and requested compliance next cut off.

**Mr. Vukelja** asked what is the unlicensed business.

**Inspector Kirk** stated there is no use at all right now, it's on this vacant parcel, but right now Bryson's crane has their rental crane equipment being stored on the property.

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 11 - SMG 10-21-305 - Johnny & Triana Dutra & Marisa Kitson** 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.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13, 304.12.2, 305.3, 504.1,603.1, 604.3.1.1, 704.2), at **552-550 Magnolia Ave**. Violation(s) – **Exposed Electrical, leaky AC, No permit for handrails, no permit for enclosing upstairs room and window, rotted wood, defective interior and exterior surfaces, cracked plaster, broken & defective windows, door that is not weather tight, missing smoke detectors and damaged kitchen faucet**. First Notified – 8/31/2021.

**Mike Pretzel** Property Manager sworn in and agreed to violations

**Mr. Vukelja** asked when the inspector how much time they needed.

**Inspector kirk** stated next cut off except for the exposed electric outlets she requested 5 business days

**Mr. Pretzel** stated Parks Electric did that just last week.

**Inspector kirk** asked if it was after October 8<sup>th</sup> (the last time she inspected) and if its remedied she will go out later that day.

**Mr. Vukelja** asked if the rest of it by November 3<sup>rd</sup>.

**Mike Pretzel** advised of the permits, tenant issues, and think it could be in compliance by November.

**DISPOSITION:** found the Respondent in Non-Compliance, ordered the Respondent to repair the electrical outlets within five business days, and further ordered the respondent to be in compliance with the remainder of the issues by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

**Mr. Vukelja** stated I know you tell me the electrical has already been taken care of, but it isn't final until she does her inspection, so you just need to call her back out and good luck to you.

**Mrs. Barnes** clarify the above order

**Mr. Vukelja** stated let me say it the way I was supposed to

The respondent will be in compliance with regard to the electrical outlets within five business days, and the respondent will bring the rest of the property into compliance by November 3, 2021 failing either of those, the respondent will be returned to the special magistrate for consideration of a fine of up to \$1,000 per day thereafter.

**CASE # 12 -SMG 10-21-272 - Equity Trust Company Custodian FBO Mark Wandmacher IRA** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.14, 305.3, 504.1), at **315 Glenview Blvd unit #5**. Violation(s) – **Leaking plumbing, rotted wood, peeling paint, damaged interior surfaces, damaged window screens.** First Notified – 3/26/2021.

**No respondent**

**Inspector Yates** testified to the status of the case and stated no progress and requested compliance next cut off.

**Mr. Vukelja** asked what is this building, is this an apartment building?

**Inspector Yates** stated they are townhomes, a series of five townhomes.

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector and the photographs presented, found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 13 - SMG 10-21-279 - SKIB LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **645 N Atlantic Ave**. Violation(s) – **Unpermitted fencing**. First Notified – 12/15/2020.

**Inspector Yates** stated the city requested to withdraw this case

**Mr. Vukelja** confirmed case as Withdrawn

**CASE # 14 - SMG 10-21-280 - Core Defend Technologies LLC** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **358-360 Pelican Ave**. Violation(s) – **No permit for driveway and no permit for fence**. First Notified – 4/20/2021.

**Joe Itwaru** sworn in advised he is the manager of the business and agreed to the violation

**Mr. Vukelja** asked how much time would reasonably be required for the respondent to come into compliance?

**Inspector Yates** stated the January cut off would be reasonable, considering he does now have the permits to do the work for the driveway and the fence and I think it'll probably take him that long to actually get them out there and get it done.

**Mr. Itwaru** stated he has an Orlando General Contractor, had some issues going back and forth with permitting, but just two weeks ago we got the permit issued so now were on track and we should be able to get it done within that time period.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **January 5, 2022** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 15 - SMG 10-21-281 - Americano Beach Resort Assoc** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 5 Sec. 5.12.D; Art. 6 Sec. 6.19.A.3, at 1260 N Atlantic Ave (Parcel # 4236-21-00-0001). Violation(s) – **Expired Building permits, minimum maintenance standards (fencing, dumpster enclosure, missing windows/air-conditioning units), maintaining landscaping.** First Notified – 4/22/2021.

**No respondent**

**Inspector Yates** testified to the status of the case citizen's complaint no contact no attempts made to correct any violations requested compliance next cut off.

**Mr. Vukelja** asked if this was the Americano, **Inspector Yates** stated Yes, **Mr. Vukelja** stated he thought it was under construction.

Discussion on the construction coming to a halt and the glass was the last thing they did and it being sold to a new owner at the beginning of the year.

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector and the photographs presented, found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**Mr. Jackson** asked if the inspector had any contact?

**Mr. Yates** advised no, the property was posted, and those have certainly been taken down, so they are aware.

**CASE # 16 - SMG 10-21-271 - DB 153 Corp** 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 302.4, 308.1), at **S Ocean Ave (Parcel # 5309-06-00-0090)**. Violation(s) – **Remove all exterior storage, remove trash and debris, landscaping.** First Notified – 7/14/2021.

**Mrs. Carnicer** sworn in via zoom

**Mr. Vukelja** asked how long for them to come into compliance

**Mr. Jean-Baptiste** requested compliance next cut off and **Mrs. Carnicer** agreed.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

**CASE # 17 - SMG 10-21-273 - First Union National Bank** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.6), at **441 Seabreeze Blvd.** Violation(s) – **Dirt and grime on exterior walls.** First Notified – 4/27/2021.

**Mary Walter** attorney counsel for wells Fargo stated they have a witness here in case you had any question for her as well.

**Mr. Vukelja** asked her affiliation with First Union National Bank,

**May Walter** stated we are counsel and stated they are aware but have done some repair since then, stating they have pressure washed since those violation and did receive some additional pictures and so I want to make sure that we that I understand with the inspector what exactly is still remaining at the property.

**Mr. Vukelja** stated are we in agreement that we had dirt and grime on the exterior walls  
As of April yes

**Mr. Vukelja** stated he found them in non-compliance. stating sounds like you may have taken care of it, but lets go through the motions, Mr. Inspector how much time should reasonably be required for the respondent to come into compliance

**Inspector Jean-Baptiste** stated next cut off. But if I may explain something, she is currently looking at the initial violation, which had several violation on there. You guys have complied with most, the only thing that's remaining as stated in our case today is just the exterior dirt and grime.

**Mrs. Walter** stated she guesses from the notice, the exterior grime included a broader area than I believe we spoke about. That is why I wanted to understand because I have pictures of the area that we spoke of as being not in compliance and it looks like it is in compliance to me.

**Inspector Jean-Baptiste** so at this point, the only issue that is not in compliance is the carport area.

**Mrs. Walter** is that the entire carport area or the columns, I apologize for being kind of stickler on that I just wanted to make sure, that we have had some, we have had the inspector out before.

**Inspector Jean-Baptiste** the entire carport area

**Mrs. Walter** including the part underneath that Wells Fargo sign

Referring to pictures on the screen **Inspector Jean-Baptiste** stated all of that

**Mrs. Walter** we had just spoken about the column, so I just wanted to be clear on that for our minutes and just from my understanding, it is the columns, and then you said the

**Inspector Jean-Baptiste** as you can see, it's the columns, there's dirt and grime there you can see the wall as well.

**Mrs. Walter** Ok, I had looked at it and it didn't seem like there was dirt. But I see those photos

**Inspector Jean-Baptiste** Yeah, those pictures were taken as of Saturday.

**Mrs. Walter** stated there has been some progress but in addition to the pressure washing that we have done at the property a few times, we have retained a consultant to let us know if there's anything else we can do. So her concern is that she doesn't know what stage of the 30 days there at. But her concern with that, which is that we didn't know if we could get that consultant out to let them know what else needs to be done if the pressure washing isn't enough.

**Mr. Vukelja** stated they can have all the consultants they wanted but he was going to give them until November 3, 2021 to come into compliance.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

**CASE # 18 - SMG 10-21-274 - GEA Seaside Investment INC** 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 302.1, 302.4, 304.2, 304.5, 304.6, 304.14), at **229 N Hollywood Ave.** Violation(s) – **Peeling and discolored paint, dirt & grime, exterior trash and debris, damaged retaining walls, landscaping, no window screens.** First Notified – 7/9/2021.

**No respondent**

**Inspector Jean-Baptiste** testified to the status of the case stated field generated complaint certified mail was sent out and property posted as well at city hall. Facility is a rental home and the neighbors are complaining about the trash that's on the site and has been there since the case started.

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector and the photographs presented, found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 19 - SMG 10-21-276 - GEA Seaside Investment INC** 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 302.1, 302.4, 302.7, 304.2, 304.3, 304.4, 304.5, 304.6, 304.10, 304.13, 304.18.1, 305.1, 305.1.1, 305.6), at **231 N Hollywood Ave.** Violation(s) – **Broken windows, uneven ceiling, damaged door knobs, uneven floors, exterior storage, trash & debris on site, damaged windows, damaged window screen, damaged stucco, missing house numbers, landscaping.** First Notified – 7/9/2021.

**Casey Bellcore** sworn in as a witness for the city

**Inspector Jean-Baptiste** this was a tenant complaint did an inspection of the facility on June 9, 2021 and testified to the violations listed.

**Casey Bellcore** testified as the tenant when the pictures taken. Stating she was supposed to move in June and we couldn't even move in to the house because it was just not livable, it has siding as a ceiling instead of like a ceiling. She tried to record the floor, how it bounced up and down and cockroaches came up. Windows missing. It was awful; she was charged \$7000 dollars.

**Mr. Vukelja** were you supposed to move in, asked if she looked at the house before you paid them.

**Ms. Bellcore** stated she was supposed to, and she paid \$7000 to move in that he actually has the owner like that was

**Ms. Bellcore** advised she was not allowed to because of COVID that they would face time her, and she could go to the house and look in the windows, when she looked in the windows, She moved from Michigan, and would not let her in the house until she paid and told her it was completely remodeled and it was gorgeous inside, and she has all the emails and everything with her, if you need to see them.

Told her she could look through the windows. It looked nice. And then once they gave her the key, when I put the money down, stated we walked in and within two hours I said, I want my money back. If they had even face timed her she could have told them she wouldn't be able to live there. Stating she hasn't heard since June from them.

**Mr. Vukelja** asked did you get your money back

**Ms. Bellcore** stated no sir I actually still have the key to the house, and they have different people living there.

**Inspector Jean-Baptiste** requested compliance next cut off.

**Mr. Vukelja** asked if the witness planned on living there.

**Ms. Bellcore** stated no she had another house. Once everything started happening, she started to research like the owner and the company. This house was he already got penalized for this house in 2019. It was supposed to be fixed. And she didn't know that until after everything happened, I found it online on facebook.

**Inspector Jean-Baptiste** stated he went on Saturday to do another inspection and there was a new tenant on site and he rattled off exactly all the previous violations and asked had they been taken care of and the tenant advised no.

**DISPOSITION:** Based on the testimony of the Inspector and the testimony of Ms. Bellcore and the photographs presented, found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 20 - SMG 10-21-275 - Amer Khaled** 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. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2), at **300 N Grandview Ave.** Violation(s) – **Trash & debris, discolored fascia boards, dirt & grime, work without a permit (concrete/window), landscaping, discolored paint.** First Notified – 4/21/2021.

**Mr. Khaled Amer** sworn in and agreed to the violation and was found in non-compliance

**Mr. Vukelja** asked when they could be in compliance.

**Inspector Jean-Baptiste** wished to say next cut off but there may be some permit issues, but we can see where we are

**Mr. Khaled Amer** Survey and give me to January research and everything could be fixed.

**Inspector Jean-Baptiste** it's worth noting that a permit has been issued for the window, the concrete is under review but has not been finalized yet.

**Mr. Khaled Amer** because we got a complaint

**Mr. Vukelja** stated the city is saying you ought to have this done by November 3<sup>rd</sup>, what say you to that.

**Mr. Khaled Amer** stated I need more time, sir saying no workers, he is working on it right now,

**Inspector Jean-Baptiste** in terms of coming into compliance with the trash and the wood the only thing hes done so far is starting the permitting process,

**Mr. Khaled Amer** because the survey takes time.

**Inspector Jean-Baptiste** but as he's saying, the next step is he needs to get a survey which he needs to turn in so that the folks and the building department can do a thorough investigation.

**Mr. Khaled Amer** stated he has the survey in the city. It was hard to find workers.

Discussion on pressure washing trash and debris clean up. Windows and driveway were installed without a permit, and he is working on landscaping. And it was requested to amend to next cut off for setting a compliance date. And between now and November 9<sup>th</sup> make some progress and see where the permits are at.

**DISPOSITION:** Continue determination for a compliance date to **November 9, 2021**

**CASE # 21 - SMG 10-21-289 - Ozella Williams** 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 301.3) City Code Ch. 78 Sec. 78-112, at **Henry Butts Dr (Parcel # 5339-82-04-0011).** Violation(s) – **Overgrown vacant lot, trash & debris.** First Notified – 7/22/2021.

**Joyce Graham (Granddaughter)** sworn in and agreed to the violations.

**Inspector Garcia** requested compliance by next cut off

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

**CASE # 22 - SMG 10-21-290 - Panora Properties LLC** 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.2, 304.6, 304.7, 304.13, 304.14, 304.15, 305.3, 305.6, 308.1, 308.2, 504.1, 505.1, 603.1, 605.1, 704.2), at **210-208 Pierce Ave.** Violation(s) – **Outside storage, trash & debris, rubbish & garbage, damaged fence, damaged and peeling interior and exterior surfaces, damaged roof, soffit and fascia, damaged window screens, missing plumbing, no water heater, toilet, sinks, exposed wires, overgrown grass, missing smoke detectors, damaged circuit breaker.** First Notified – 2/5/2021.

**No respondent**

**Inspector Garcia** testified to the status of the case

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector and the photographs presented, found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 23 - SMG 10-21-291 - Virgil & Ellen Rosenfeld TR** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.15, 305.1, 305.3, 305.4, 305.6, 308.1, 309.1, 604.3.2.1, 605.2 Nfpa 1, 13.6.6.8.3, Nfpa1, 13.7.1.4.9), at **228 Bay st.** Violation(s) – **Outside storage, rubbish & garbage, parking on the grass, damaged fence, damaged interior & exterior doors, missing outlet & light switch covers, exterior dirt & grime, exterior and interior peeling paint, missing smoke detectors, outdated fire extinguishers, damaged walkway at front door, exposed wires, rotted wood and insects/bugs.** First Notified – 1/25/2021.

**Mr. Mike Bretzel** real estate broker with professional property management of florida sworn in and agreed to the violations.

**Mr. Vukelja** asked how much time should reasonably be required to come into compliance?

**Inspector Garcia** stated next cut off.

**Mr. Bretzel** stated it's all done except the paint and have put in for the color and may not have a contractor and is not sure if that can be done by November

**Mr. Vukelja** read off all the violations and stated the only one left was the exterior painting and

**Mr. Bretzel** agreed.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **January 5, 2022** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

**CASE # 24 - SMG 10-21-292 - Carol Ahmed** 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 302.1) City Code Ch. 78 Sec. 78-112, at **Clyde Morris Blvd (Parcel # 5238-46-00-0040).** Violation(s) – **Overgrown/unmaintained vacant lot, trash & debris.** First Notified – 4/19/2021.

**Dr. Ahmed sworn** in and stated he has not seen the property but his wife paid \$800 dollars for the agreed to have it corrected and these people that do this all the time thought they were doing what they were supposed to. Cant find anyone to do anything.

A letter was submitted exhibit #1 Ahmed been this way for along time.

**Inspector Garcia** met the workers the Ahmed's hired and once he explained what needed to be done they advised that it was too much for them.

**Captain Lee** explained the problems with the vacant lots. And the properties have been encamped by the transients who are bringing trash and debris.

Conversation regarding the trash & debris and to cut the overgrowth and the respondent will speak with the Inspector.

**DISPOSITION:** found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **January 5, 2022** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day

Mr. Jackson requested to hear LR with a translator and Mr. Vukelja called for the remaining persons to let the secretary know your case number.

### LR-1

**SMG 09-19-212 - 640 Orange Ave. 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), Violation(s) – **Broken windows, crumbling exterior walls, dilapidated roof and garage, electrical fixtures broken.** First Notified – 5/10/2019. **Order Imposing Fine/Lien effective February 11, 2020. \$100.00 a day to a maximum of \$15,000. Compliance = August 27, 2021. \$15,000.00, \$24.00 recording fees = \$15,024.00**

**Elsa Sebastiao** sworn in

**Attilio Prieto** sworn in

**Mr. Vukelja** stated it would appear that the amount of the fine and the lien reached the sum of 15,024 and suspect a filing fee on top of that, what is the total of the lien?

**Ms. Barnes** stated yes sir.

**Mr. Vukelja** asked the respondent to explain to him what the circumstances were that caused him to be late coming into compliance that he should take into consideration

**Ms. Sebastiao** translated first of all, in the beginning, I had trouble finding a company to do all the work, he wanted to find a big company, a general contractor, so they will charge him a lot more than what he had budgeted to do, that kind of work. So he started having limitations as to getting permits and start the work. And at the end, though, besides all those limitations of those problems, it was the language problem and also then the pandemic started, and that was it. At the end the person was able to get the permits and finalize the work, and that's why

**Ms. Sebastiao** translated for Mr. Prieto I'm here to ask for forgiveness or to get a reduction

**Mr. Vukelja** reduction to what

**Ms. Sebastiao** translated for Mr. Prieto. Of the fine all the fines if possible

**Mr. Vukelja** what say the city.

**Inspector Kirk** testified to the status of the case also a stop work order that was issued by the building department for work being done without permits. Considering the amount of time for compliance and also the work without permits, the staff is requesting no reduction in the lien.

**Mr. Vukelja** just looking at photographs, obviously quite a bit of work was one to that.

**Inspector Kirk** Yes, it really does look good in comparison to what it was. It just took a considerable amount of time to bring it to the stat it is now so it did cause blight for quite a time on a main thoroughfare, but it is in compliance now, May 2019 to August 2021. Is the amount of time.

**Mr. Vukelja** stated to Ms. Sebastiao to ask her client, when his work was completed.

**Ms. Sebastiao** translated for Mr. Prieto about two months ago. The person doing the work was also having trouble with the permits, getting the permits.

**Mr. Vukelja** who is doing the work?

**Ms. Sebastiao** translated for Mr. Prieto the person who owns the house now.

**Mr. Vukelja** what work did this gentleman have done.

**Ms. Sebastiao** translated for Mr. Prieto They repair to the electricity the plumbing and floors kitchen cabinets and roof.

**Mr. Vukelja** when did he finish whatever repairs he undertook.

**Ms. Sebastiao** translated for Mr. Prieto he did not finish he just removed the inside things that cabinets the floors. That's when he received the notification from the city that he could not do anymore.

**Captain Lee** stated he believes what Mr. Prieto was referring to was the stop work order.

**Mr. Prieto** agreed

**Captain Lee** stated there was combination of stop work order placed on the property I think that's what caused him to stop from doing the work with inside the building. And then in order to continue the remodel, he would have to correct the issues necessary to release the combination which he couldn't do at that time, which it sounds to me like he decided to sell the property to another owner. Captain Lee questioned if he is asking for the LLC to be released form the lien or for the Parcel to just be released or the lien to be released all together. Not exactly, clear on what the request is.

**Ms. Sebastiao** translated for Mr. Prieto, Yes that's it the amount of the fine.

**Mr. Jackson** this respondent became owner of the property in **April of 2019** and in **May of 2019**, this was cited. It appears he just sat on it and after being cited, until he was able to pass it along. At least that what appears

**Mr. Vukelja** asked when was the stop work order put in place?

**Inspector Kirk** stated she does not have that date, she knows it was quite a while ago in 2019.

Captain Lee answered the question if this was a total rehab, the property from what it was to what it now, I would consider it a total rehab.

**Mr. Vukelja** it sounds as though this property was totally reconstructed because of the damage that had been there in the past. What he wants to know is how much of all that work was done by him as opposed to the person that he sold it to.

**Mr. Vukelja** wanted to know what he did to bring it into compliance himself.

**Ms. Sebastiao** translated for Mr. Prieto He removed the cabinets

Mr. Vukelja stated he meant after the stop work order was entered anything done before the stop work order was illegal.

**Ms. Sebastiao** translated for Mr. Prieto stated he installed the windows, the doors, painted the house on the outside, saw what the plumbing was like in the bathroom and the cabinets in the kitchen. When I received the stop work order the permits needed pulled by, big company and no one wanted to do this because it was small.

**Mr. Vukelja** asked What did the new owner do to bring it in compliance

**Ms. Sebastiao** translated for Mr. Prieto According to the picture he added another bathroom.

**Mr. Vukelja** asked does anyone live in the house?

**Ms. Sebastiao** translated for Mr. Prieto NO! the new owner has it up for sale.

**Mr. Vukelja** When did he sell, the answer was **July 29, 2020**.

**Mr. Vukelja** February 17, 2020 this is the day we entered an order fining him \$100 per day this is for the year commencing February 11, 2020 it would appear the only thing done since, thereafter by him was selling the property and not bring it into compliance and Mr. Vukelja stated he does not hear at this time any extenuating circumstances in a reduction of this fine and the economic circumstances, and the shortage of labor over two years are excessive.

**DISPOSITION: Request Denied**

**CASE # 38 - SMG 09-21-247 - Jonathan, Allison & Patrick Worsham** 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4, 302.5, 308.1), at **N Charles St (Parcel # 5338-44-02-0010**. Violation(s) – **Vacant land, sanitation, weeds, rodent harborage, rubbish and garbage, storage of building materials, no permit**. First Notified – 6/9/2021.

**Pat Worsham & Arthur Wright** sworn in

**Mr. Vukelja** questioned the continuance

M1 and Rp and complete the rezoning and a sight plan for the construction yard and remain on the property they are on

**Mr. Vukelja** asked how long that was going to take and what have they done to start that.

**Mr. Worsham** has his contractor with him and is talking to P&L and bring the whole property into M1 status like the property was intended to be.

**Inspector Recanzone**, stated even the m1 side of it, to have storage on the property you have to have a building and the fence or wall do not have or never applied for those permits. The only contact was through an email where the city was setting up a scheduled time to do a meeting for the trt meeting and they didn't get back to them until after the 7<sup>th</sup>. The city is just asking for a compliance date. And the city is asking for 30 days and they can pull permits and start the process or bring the property back to a vacant lot

The wall happened in 2008 and maybe was never finalized and can pull another permit.

**Captain Lee** stated at the last meeting we talked about two different possible solutions, one is that they were seeking to purchase another lot where they may be moving the business to and that they would rectify the situation through there. And the we also gave them some guidance about how to seek the going down the road of how they would go through adjusting the zoning for this process and putting this property into the use that they are using it as.

Discussion on progress or lack of and what would be a legitimate time frame for compliance. Come back with what is needed for compliance, have answers for what is needed, and apply for whatever is needed.

**DISPOSITION: Continue determination for a compliance date to November 9, 2021**

**CASE # 40 - SMG 08-21-229 - Roslyn Page** 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 304.2, 304.7), at **555 Oak St Apt # 3**. Violation(s) – **Parking on an unapproved surface, peeling paint, roof and facia damage**.

First Notified – 10/13/2020.

**Peter Blount** son in law sworn in

**Inspector Butler** testified to the status of the case stated minimal progress and requested a fine in the amount of 100 a day to a max of 20,000

**Mr. Vukelja** asked way we are not in compliance.

**Mr. Blount** stated it is a process and a demo lien on the property that he paid approximately \$11,000 Then a complaint with apt 3 and got a handy man to work on it and then an issue with the a rental license came up and they decided to get the tenants out and get the work done. Called gravel pro could do the driveway then found out that he needed a permit to finish that. The roof will be done next month once he gets the funds.

**Mr. Vukelja** continue the imposition of the fine until the November 9, 2021 meeting and find out if the crushed concrete will work and perhaps make a permit application if that is what you are told, you have to do. In addition, you will have signed your contract by then, so you will be able to tell me when the roof work is going to be done. If we have crossed those hurtles then we will talk about what additional time you may need or we will fine you.

**DISPOSITION:** Continue the imposition of a fine to November 9, 2021 meeting.

**CASE # 46 - SMG 05-21-140 - Alberta Elliott Est** 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 302.5, 304.2, 304.7, 304.13, 304.14, 305.3, 308.1, 309.1, 604.3), at **449 Walnut St.** Violation(s) – **Outside storage, broken windows, peeling paint, rodent and insect infestations.** First Notified – 8/28/2020.

**Sherry Taylor (granddaughter)** sworn in

**Inspector Jean-Baptist** requested compliance next cut off

**Ms. Taylor** advised she has been to a few meetings and is in the process of probate and cannot pull permits until it is in her name, has not been resolved Steven Robinson is her probate attorney.

Has anybody been appointed the personal representative. And in future hearings the Personal representative will need to be at the hearings.

**Captain Lee** discussed and brought up the history on the case for this home and probate and does not see any progress.

**Mr. Vukelja** asked the inspector if the quantum of work the way you see it is something that could realistically be accomplished by November 3, 2021.

**Inspector Jean-Baptist** stated yes

**Ms. Taylor** asked for clarification on what she can do vs what she has to retain a contractor for to help with this problem.

**DISPOSITION:** Based on the testimony of the inspector Will amend the current order of non compliance to allow the respondents until **January 5, 2022** to come into compliance or be returned to the special magistrate with a Demo permit or for consideration of a fine up to \$1,000 per day thereafter

**CASE # 50 - SMG 09-21-258 - Daniel M & Haesun McCune** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6. 12.D; Art. 6 Sec. 6.19.A.4: Art. 6 Sec.

6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.4, 302.8, 604.3) City Code Ch. 90 Sec. 90-297, at **801 Mason Ave.** Violation(s) – **Junk vehicle, no Business license, outside storage, landscaping, signage, dirt & grime, electrical.** First Notified – 8/14/2020.

**Haesun McCune** sworn in

**Inspector Fitzgerald** testified to the status of the case and requested a fine in the amount of \$200 a day to a max of \$15000

**Ms. McCune** advised she tried to get clarification but did not get a call back until yesterday.

**Mr. Vukelja** read off if the violations Junk vehicle was removed, do they have a business license and was the outside storage, landscaping, signage and electrical.

**Mr. Fitzgerald** advised everything was done except the dirt and grime.

**Mr. Vukelja** stated after everything else has been done the dirt and grime seem minor

**DISPOSITION:** Based on the testimony of the inspector Will amend the current order of non-compliance and allow the respondent **10 days** from today to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

**CASE # 51 - SMG 09-21-259 - James Savage Etal** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 3 Sec. 3.4.S.2; Art. 3 Sec. 3.4.S.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.7, 302.8), at **Fulton St (Parcel # 5238-36-10-0140).** Violation(s) – **Junk vehicle (no tag), trailer, no permit (fence), outside storage, trash and debris, vacant lot maintenance.** First Notified – 5/17/2021.

**Clifford Barnes** (relationship deceased uncle of his spouse)

**Inspector Fitzgerald** testified to the status of the case and requested a fine in the amount of \$250 a day to a max of \$15000

**Mr. Barnes** stated it is overgrown and he has contracted with someone to start cleaning the property tomorrow, Mr. Barnes was advised he has to go to the back of the property line and the contractor is Dean Hauling.

**DISPOSITION:** Based on the testimony of the inspector Will amend the current order of non-compliance to allow the respondents until **November 3, 2021** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter

## LR-2

**SMG 11-20-178 - 10 Alison Ln - 10 Alison Lane 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 302.1, 302.4, 304.2, 304.13, 305.13, 308.1), Violation(s) – **Broken windows, unpainted exterior surface, damaged interior surface, damaged fence, overgrown grass, rubbish and garbage and trash and debris.** First Notified – 12/11/2019. **Order Imposing Fine/Lien effective January 7, 2021. \$100.00 a day to a maximum of \$20,000.00. Compliance = August 16, 2021. \$20,000.00, \$24.00 recording fees = \$20,024.00**

**Mr. Oliver** sworn in his affiliation is the Manager

Stated 300,000 code Fine & 30 Mobile homes that were removed and made a deal with the city to clean up the property. Spent several years keeping it in compliance and the last building being torn down in August 9, 2021. Had Asbestos remediation issues.

**Disposition: Fine Waived**

**Miscellaneous Business**

**SMG 08-21-208 - Heritage Preservation Trust Inc** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec 9.1.A, at 111 & 115 Silver Beach Ave. **Violation(s)** – No Permit (siding, car port). First Notified – 3/8/2021. **Order Imposing Fine/Lien effective September 9, 2021. \$100.00 a day to a maximum of \$20,000.00**

**Attorney Glasser**

**Fran Dillard** sworn in

**Mr. Jackson** stated there was a determination made of what a fine was entered, and the city is not aware of any facts to reconsider.

**Inspector Clig** application still under review, and it was submitted the day before the hearing

**Disposition:** Vacate the fine and Based on the testimony of the inspector Will amend the current order of non-compliance to allow the respondents until November 3, 2021 to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter

**ADDENDUM TO THE SPECIAL MAGISTRATE MEETING AGENDA  
FOR THE OCTOBER 12, 2021 MEETING**

**MB-2**

**CEB 08-11-123 – 214 S. Oleander Avenue:** Order Imposing Fine/Lien for a one-time fine in the amount of \$250.00 plus an administrative fee of \$24.00 imposed September 8, 2011. **Total amount due = \$274.00.**

**SMG 03-19-68 – 214 S. Oleander Avenue:** Order Imposing Fine/Lien for a fine in the amount of \$200.00 per day plus an administrative fee of \$24.00 imposed June 18, 2019. **Total amount due = \$15,024.00.**

**SMG 05-19-102 – 214 S. Oleander Avenue:** Order Imposing Fine/Lien for a fine in the amount of \$200.00 per day plus an administrative fee of \$24.00 imposed June 18, 2019. Compliance = October 17, 2019. **Total amount due = \$15,024.00.**

**Mr. Duva** sworn in

**Mr. Jackson** stated owner Mrs. Nancy Braun sent Mr. Duva on her behalf to reconsider the previous ruling where she was denied a reduction to the lien reviews.

**Mr. Duva** has a proposal via a demolition and pending sale at the end of the month and paying an administrative fee of \$500.

**Mr. Duva** advised they are investing about 4 million dollars. Mr. Duva has spoke to many city staff and paying for the demolition and requests a reduction of all three liens to the sum of \$500 and the demolition done within 30 days

**Disposition:** the code enforcement liens recorded in case Nos. CEB03-10-66, SMG 03-19-68, and SMG 05-19-102 shall be satisfied upon the following requirements being met:

1. Payment in the amount of Five Hundred (\$500) Dollars to the City of Daytona Beach
2. The closing on the sale of the property occurs on or before October 31, 2021.
3. The property is demolished by obtaining the proper permits and finalization of the permits by December 31, 2021.

Should any of the above requirents fail to be met, the code enforcement liens referenced in Case no CEB03-10-66, SMG 03-19-68, and SMG 05-19-102 will remain in full force and effect.

### LR-3

**SMG 05-21-142 - 408 S Ridgewood Ave Nicholas Montagna Jr, Russell Lariviere Jr, Lorraine & William Hurlburt** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 304.2, 304.13.2), **Violation(s) – Dirt and grime, broken windows, overgrown lot (weeds)**. First Notified – 4/28/2020. **Order Imposing Fine/Lien effective July 8, 2021. \$100.00 a day to a maximum of \$15,000.00 Compliance = September 23, 2021. \$7,700.00, \$24.00 recording fees = \$7,724.00**

**Mr. Montagna** sworn in stated he did the best he could, the work did get done. He had to deal with the probate issues, Had budgeting issue and he did find a contractor and it never reached the max.

**Inspector Clig** requested no reduction  
Windows cost about \$350 each about 3,500 total for the windows

**Disposition:** Fine reduced to \$1,500 dollars and payable in 30 days.

### LR-4

**SMG 05-21-103 - 624 Braddock Ave Apt #11 Daytona Braddock LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.12, 304.13.2, 305.6, 309.1, 604.3 ), **Violation(s) – Infestation, Interior doors, Handrails, Electrical system.** First Notified – 9/5/2020. **Order Imposing Fine/Lien effective June 3, 2021. \$100.00 a day to a maximum of \$20,000.00 Compliance = July 16, 2021. \$4,300.00, \$24.00 recording fees = \$4,324.00**

DISPOSITION \_\_\_\_\_

(Mark Bostwick)

**Uma Jonnalagadda** sworn in

Requested reduction to \$300

Testified that when the violation came, the property manager was contacted and advised for him to do it, he did not, and she fired him and has a new management company. She has went on site and sees the condition as run down, she started the process with the management company to relocate the tenants and there is only 2 tenants left that they are doing eviction on those, so they can get permits for renovation of the building.

**Mr. Jackson** spoke to the time frame of someone coming to do anything did not happen until after the fines were imposed.

**Mr. Vukelja** denied both LR-4 and LR-5

## **LR-5**

**SMG 06-21-172 - 624 Braddock Ave #12 Daytona Braddock LLC (Marantha By the Sea)** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.4, 304.10, 304.14, 304.18.2, 305.6, 504.1), **Violation(s) – Exterior structure walkway and stairway, no window screens, windows not locking, interior doors not working, plumbing leaking in apartment.** First Notified – 3/30/2021. **Order Imposing Fine/Lien effective July 8, 2021. \$100.00 a day to a maximum of \$15,000.00 Compliance = July 23, 2021. \$1,500.00 = \$1,500.00**

DISPOSITION \_\_\_\_\_

(Mark Bostwick)

**CASE # 53 - SMG 08-21-217 - Siamak Vaziri** 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 301.3, 302.7, 304.2, 304.7, 304.13), at **513 S Martin Luther King Blvd.** Violation(s) – **Damaged upstairs porch, rotted wood, dirt and grime, peeling paint, damaged windows & doors, damaged fence, blighted and unsafe structure.** First Notified – 3/18/2021.

**Ben Zaeri** appeared via zoom

**Inspector Kirk** testified to the status stating progress has been made and building has been removed and the permit scheduled to be finalized today requesting to amend to the next hearing.

**DISPOSITION:** Based on the testimony of the inspector Will amend the current order of non-compliance to allow the respondents until **November 3, 2021** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter

**CASE # 25 - SMG 10-21-293 - George R Alves** 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 301.3), at **Division St (Parcel # 5339-31-00-0100).** Violation(s) – **Overgrown grass and weeds.** First Notified – 4/26/2021.

**No respondent**

**Inspector Garcia** testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off.

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector and the photographs presented, found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 26 - SMG 10-21-294 - No Limits Home Improvements 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 301.3), at **536 Fulton St (Parcel # 5338-99-00-0280).** Violation(s) – **Overgrown & weeds.** First Notified – 6/21/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off, no contact

**DISPOSITION:** Based on the testimony of the inspector finding the respondent in non-compliance and since come in compliance and for every future violation, the respondent will be returned to the special magistrate for consideration of a fine up to \$5,000 per occurrence.

**CASE # 27 - SMG 10-21-295 - Trste, LLC TR 330 Loomis Land Trust** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3), at **330 Loomis Ave (Parcel # 5339-01-17-0011).** Violation(s) – **Overgrown vacant lot, unclean, trash & debris.** First Notified – 5/11/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off, no contact

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 28 - SMG 10-21-296 - Ramon & Cassandra Culver** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.c; City Code Ch. 78 Sec. 78-112, at **345 Taylor Ave (Parcel # 5338-38-00-0460)**. Violation(s) – **Unmaintained vacant lot**. First Notified – 8/20/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off, no contact

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 29 - SMG 10-21-297 - Rosalie Norman H** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.c; City Code Ch. 78 Sec. 78-112, at **Taylor Ave (Parcel # 5338-38-00-0260)**. Violation(s) – **Unmaintained vacant lot**. First Notified – 8/5/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off, no contact

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 30 - SMG 10-21-301 - Norman H Riley Est** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3) City Code Ch. 78 Sec. 78-112, at **340 & 342 Taylor Ave (Parcel # 5338-38-00-0250)**. Violation(s) – **Overgrown grass and weeds, trash and debris**. First Notified – 8/5/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off, no contact.

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into

Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 31 - SMG 10-21-298 - Royal Investment Properties LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.c; City Code Ch. 78 Sec. 78-112, at **1521 N Grandview Ave.** Violation(s) – Overgrown vacant lot. First Notified – 7/26/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off, no contact

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 32 - SMG 10-21-299 - Janine M Brown** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3) City Code Ch. 78 Sec. 78-112, at **616 Magnolia Ave.** Violation(s) – Overgrown grass & weds, trash & debris. First Notified – 8/3/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off. no contact

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 33 - SMG 10-21-302 - Noble Geathers** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3) City Code Ch. 78 Sec. 78-112, at **Reva St (Parcel # 5239-02-05-0150).** Violation(s) – Parking on vacant lot, overgrown grass. First Notified – 8/4/2021.

**No respondent**

**Inspector Garcia** Testified to the status of the case stated the property is in non-compliance requesting compliance by next cut off. no contact

**DISPOSITION:** noting the absence of the respondent Based on the testimony of the Inspector found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by **November 3, 2021** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

**CASE # 37 - SMG 09-21-245 - JKM/ECM Properties LLC** 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 302.4, 302.8, 304.7), at **951 Dr Mary M Bethune Blvd.** Violation(s) – Off- street parking, weeds, roofs and drainage. First Notified – 12/3/2020.

**No respondent**

**Inspector Recanzone** testified to the status of the case stated the property is in non-compliance requested a fine in the amount of **\$100** a day to a max of **\$15,000**.

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$100** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$15,000** or the property comes into Compliance.

**CASE # 41 - SMG 09-21-242 - S & P Holdings of Daytona LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.9, 304.2, 304.13, 604.3.1.1, 603.3 ), at **901 Main St.** Violation(s) – **Dirt and grime on building and sidewalk, paint on sidewalk, exposed electrical fixtures on building, rust and corrosion on exterior doors, graffiti on building.** First Notified – 5/19/2021.

**No respondent**

**Inspector Bostwick** testified to the status of the case stated the property is in non-compliance requested a fine in the amount of **\$100** a day to a max of **\$20,000**.

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$100** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$20,000** or the property comes into Compliance.

**CASE # 43 - SMG 09-21-256 - Atlantis of Daytona LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6. 12.D; Art. 6 Sec. 6.19.A.3, at **2739 N Atlantic Ave.** Violation(s) – **Dilapidated dumpster enclosure, graffiti, and overgrowth of landscaping.** First Notified – 7/22/2020.

**No respondent**

**Inspector Yates** testified to the status of the case stated the property is in non-compliance requested a fine in the amount of **\$100** a day to a max of **\$20,000**.

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$100** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$20,000** or the property comes into Compliance.

**CASE # 45 - SMG 09-21-254 - GEA Seaside Investments Inc** 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 302.1, 304.2, 304.5, 304.6, 304.9, 304.13, 304.13.2, 305.3), at **121 S Grandview Ave.** Violation(s) – **Trash and debris, damaged wood siding, discolored paint, weeds, rotten wood, water leak, missing screens.** First Notified – 10/26/2020.

**No respondent**

**Inspector Jean-Baptiste** testified to the status of the case stated the property is in non-compliance requested a fine in the amount of **\$100** a day to a max of **\$15,000**.

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$100** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$15,000** or the property comes into Compliance.

**CASE # 47 - SMG 06-21-161 - Global Enterprise Acquisition Group LLC** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.4, 302.7, 304.2, 304.13.1), at **121 & 123 N Hollywood Ave.** Violation(s) – **Damaged accessory structure garage or carport, damaged roof, damaged walls and paint, overgrown grass and weeds backyard, principal structure. broken windows, boarded up windows.** First Notified – 12/22/2020.

**No respondent**

**Inspector Fitzgerald** advised slow progress requests to amend to the next cut off. they have a permit, the work was a lot more extensive and take a little bit longer

**DISPOSITION:** Based on the testimony of the inspector Will amend the current order of non-compliance to allow the respondents until **November 3, 2021** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter

**CASE # 48 - SMG 10-20-166 - G & Y Investments LLC** 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. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.4, 304.1, 304.2, 304.3, 304.10, 304.11, 304.12, 304.13, 304.13.1, 304.13.2, 304.15, 307.1), at **223 N Peninsula Dr.** Violation(s) – **Abandoned building.** First Notified – 4/13/2020.

**No respondent**

**Inspector Fitzgerald** testified to the status of the case stated the property is in non-compliance no contact the permit expired, requested a fine in the amount of **\$100** a day to a max of **\$15,000**.

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$100** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$15,000** or the property comes into Compliance.

**CASE # 52 - SMG 09-21-261 - Catherine Gamble** 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 301.3), at **Rose ave ( Parcel # 5338-70-00-0140).** Violation(s) – **Overgrown lot.** First Notified – 7/30/2020.

**No respondent**

**Inspector Fitzgerald** testified compliance 10/7/2021

**CASE # 54 - SMG 08-21-224 - Audrey Houston Est** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.7, 304.7, 304.13, 305.3, 604.3), at **727 School St.** Violation(s) – **Damaged fencing, roof and windows, exposed electrical wiring, interior surfaces, unimproved parking surface.** First Notified – 11/26/2020.

**Inspector Kirk** advised the respondent was there and had to leave  
**Inspector Kirk** stated minimal contact minimal progress and requested a fine in the amount of **\$100** to a max of **\$15,000**

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of \$100.00 per day, effective **October 7, 2021** until the fine reaches a maximum of \$15,000.00 or the property comes into Compliance.

**CASE # 55 - SMG 09-21-249 - Mohammed Abdullah Alsabah** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7) City Code Ch. 90 Sec. 78-112, at **S Martin Luther King Blvd ( Parcel # 5339-03-71-0095)**. Violation(s) – **Unmaintained vacant lot, damaged fence**. First Notified – 5/21/2021.

**Inspector Garcia** Had no contact with the owner and was abated by the city and is in compliance on 10/11/2021

**CASE # 56 - SMG 09-21-250 - Hostdime Com Inc** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A, at **Dr Mary M Bethune Blvd ( Parcel # 5238-27-00-0010)**. Violation(s) – **Parking boats and trailer on a vacant lot**. First Notified – 6/30/2021.

**No respondent**

**Inspector Garcia** testified to the status of the case no contact no change and requested a fine in the amount of **\$250** dollars to a max of **\$15,000**

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$250** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$15,000** or the property comes into Compliance.

**CASE # 57 - SMG 08-21-226 - Brentwood Real Estate Partners 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 302.1, 302.7, 308.1), at **Brentwood Dr (Parcel # 4244-01-31-0026)**. Violation(s) – **Damaged fence, trash and debris, rubbish and garbage, overgrown grass, bushes, shrubbery, tree branches**. First Notified – 3/22/2021.

**Case is in compliance 10/11/2021**

**CASE # 58 - SMG 08-21-209 - Carley B Walters Est** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 304.15), at **133 Magnolia Ave**. Violation(s) – **Broken windows and doors**. First Notified – 2/26/2021.

**No respondent**

**Inspector Clig** testified to the status of the case no contact no change and requested a fine in the amount of **\$100** dollars to a max of **\$20,000**

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$100** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$20,000** or the property comes into Compliance.

**CASE # 59 - SMG 09-21-264 - Lucio Ramirez** is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.6 ), at **1001 S Ridgewood Ave.** Violation(s) – **Failure to maintain plumbing systems, exterior wall, fence.** First Notified – 5/7/2021.

**No Respondent**

Inspector Clig had contact progress for the sewer line and the fence, but did not fix the retaining wall the city is requesting a fine in the amount of **\$100** a day to a max of **\$15,000**

**DISPOSITION:** Noting the absence of the respondent and based on the testimony of the inspector Mr. Vukelja imposed a fine in the amount of **\$100** per day, effective **October 7, 2021** until the fine reaches a maximum of **\$15,000** or the property comes into Compliance.

**CASE # 60 - SMG 08-21-211 - Promo 05 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 304.2, 304.4, 304.7, 304.13.2, 304.14, 304.15), at **630 S Palmetto Ave.** Violation(s) – **Failure to maintain site appearance standards, exterior doors, exterior protective treatments, exterior structural members, roof & drainage, inoperable windows, insect screens.** First Notified – 2/18/2021.

**No Respondent**

Inspector Clig had contact progress applied and paid for a demolition permit but there is a hold on it for historic board on the 29<sup>th</sup> of September and they are not meeting until November so we are requesting to amend to the January cut off

**DISPOSITION:** Based on the testimony of the inspector Will amend the current order of non-compliance to allow the respondents until **January 5, 2022** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter

**CASE # 61 - SMG 07-21-198 - Racecoast Marina Land Holdings LLC** is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3, at **Marina Point Dr (Parcel 5339-01-01-0100).** Violation(s) – **Outside storage.** First Notified – 6/23/2020.

**No respondent**

Inspector Clig testified to the status of the case and requested to set a compliance date for the next cut off.

**DISPOSITION:** Based on the testimony of the inspector Will amend the current order of non-compliance to allow the respondents until **November 3, 2021** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter

**Adjournment 1:14 pm**