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# City of Daytona Beach Special Magistrate

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

Robert J. Riggio, Special Magistrate

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## July 23, 2024 Minutes

Attendees:

Robert J Riggio, Special Magistrate

Staff present:

Mr. Anthony Jackson, Deputy City Attorney

Mr. Denzil Sykes, Code Compliance Manager

Sgt. Timothy Blowers, Daytona Beach Police

Mr. Kevin Yates, Rental Inspector

Mr. Karl Wexelberg, Rental Inspector

Ms. LaWanda Tomengo, Rental Inspector

Ms. June Barnes, Board Secretary

Mr. Joe Graves, Audio/Visual

Mr. Xavier Campbell, Audio/Visual

Approval of Minutes by:  Special Magistrate

Mr. Riggio called the meeting to order at 9:01 a.m.

Mr. Riggio asked for announcements and there were none.

Mr. Riggio approved the minutes of the June 25, 2024 meeting.

The Board Secretary swore in members of staff who will be testifying.

Mr. Riggio announced the procedure for the meeting and called the first case.

**CASE # 5 - RTL 07-24-67 - Jozef Krawiec & Lynn Pepe-Krawiec** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **707 N Grandview Ave**. Violation(s) – Zoning violation - the property is zoned MFR-12. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/19/2024.

Mr. Jozef Krawiec appeared via Zoom and was sworn in. Mr. Barry Hughes, Esq. appeared in person.

Inspector Kevin Yates stated the case was field generated and the property is zoned MFR-12. Short-term rentals, known as "Other Accommodations", are not a permitted use in this zoning district. He stated he first observed the violation on June 19<sup>th</sup>, 2024 and notified them the same day. He stated the advertising stopped as of June 20<sup>th</sup>, 2024. He stated the website shows a daily rate of \$375, 13 reviews, check in at 4:00 pm and check out at 10:00 am. He stated this is

the 2<sup>nd</sup> violation with the first being RTL 09-22-176 on October 24, 2022. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$15,000.

Mr. Jackson began presenting the City's argument as to why the violation should be considered Irreparable and Irreversible in nature per Florida Statute 162.09 subsection 1 D but was interrupted by Mr. Hughes.

Mr. Hughes stated Mr. Jackson is citing facts that are not in evidence. He stated this is an evidentiary hearing and Mr. Jackson is stating facts that he cannot cross examine, check or verify and there is no definition for Irreparable and Irreversible in the Land Development Code. He stated his client was surprised that the advertisement was still up and took it down immediately. He stated every time City staff requests a fine for irreparable and irreversible they are asking for an illegal fine.

Mr. Jackson explained that this is not a legal argument but is being presented as to the City's position and something we are asking the court to consider. Mr. Hughes can challenge his points and argue other things as well. He stated the argument is not as to the validity or invalidity itself in relation to the statute. He stated the argument has been considered by the Magistrate for several years and has been acknowledged in local appeals. He stated it is speaking to the nature of the violation, not the violation specifically.

Mr. Riggio stated that he has looked up the definition of irreparable and irreversible and it means that once the cat is out of the bag, you cannot put it back in. He stated in reference to these particular matters, the renting has been made and you can't un-rent it. He stated the violation is short-term rental which is not allowed. He stated if there is going to be legal argument, he would prefer to continue the case to give Mr. Jackson an opportunity to formulate his arguments. He stated he has been prone to find these cases as being irreparable and irreversible but if Mr. Hughes has a better argument, he would be glad to hear it.

Mr. Hughes asked isn't the code supposed to put someone on notice and how is his client supposed to know this is irreversible?

Mr. Jackson stated one of the ways his client should know is that he is a repeat violator. He stated this has come before this Magistrate before with those same considerations.

Mr. Hughes stated he got fined because he couldn't log in on Zoom because he's not technologically astute.

Mr. Riggio stated the matter was continued.

Mr. Hughes stated the second time he couldn't get there either and you proceeded without him and fined him.

Mr. Riggio stated he was not aware anyone was trying to log in and wants to allow anyone to be able to state their position. He stated he ordered the continuation at the hearing because Mr. Krawiec communicated with someone and he continued it to October and it was announced at hearing. He stated they were noticed but did not accept notices. He stated he sees this as an avoidance of consequences.

Mr. Hughes stated they would be arguing the legal standards and the criteria for determining a fine. He stated even if you find it irreparable and irreversible there is still criteria for determining the amount of the fine and it's not set at \$15,000.

Mr. Jackson stated he agreed and that he would have raised it here but it is something they can argue at a future proceeding. He stated as long as the Respondent continues to maintain Compliance until it comes up again. He stated every hearing and every proceeding is public record and Mr. Krawiec can look back at any hearing including the one he wasn't present at.

**DISPOSITION:** *The Special Magistrate continued the case to the August 27, 2024 meeting.*

**LR-1 - RTL 08-22-157 - 426 Model St - Richard Britt Jr** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 6/7/2022. Order Imposing Fine/Lien in the amount of One Hundred and Fifty (\$150) per day to a maximum of Fifteen Thousand (\$15,000) effective January 18, 2023. Compliance = April 8<sup>th</sup>, 2024. Amount due of \$15,000.00 plus \$873.18 interest plus \$24 recording fees = \$15,897.18.

Respondent was not present.

Inspector Tomengo stated that Code staff met with Mr. Britt and agreed to waive the lien. She stated the original inspector on the case included communication in the case file with Mr. Britt before the lien was ordered stating the property was vacant, had sustained hurricane damage and was negotiating with the insurance company to begin repairs. She stated Mr. Britt was making progress at the time and therefore the City would like to waive the fine and release the lien.

**DISPOSITION:** *The Special Magistrate ordered that the fine is waived and released the lien.*

**CASE # 1 - RTL 07-24-62 - 407 Harvey LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **706 Harvey Ave.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/17/2024.

Victoria Worth, Property Manager, came forward and was sworn in.

Inspector Karl Wexelberg stated the case was field generated for failure to meet the requirements of an active rental license. He stated he posted the property on May 17, 2024 and June 7, 2024. He stated compliance was ordered by May 31<sup>st</sup>, 2024. He stated he inspected the property on July 19<sup>th</sup>, 2024 and repairs were not completed.

Ms. Worth stated she has a contract for the windows and is in the process of renewing the rental license.

Mr. Riggio asked the Respondent how long she thinks it might take to make the repairs.

Ms. Worth stated the windows are supposed to be installed on Monday the 29<sup>th</sup>.

Inspector Wexelberg stated the permits had been applied for incorrectly and were not issued yet.

Ms. Worth stated she would call the vendor.

***DISPOSITION:*** *The Special Magistrate found the respondent to be in Non-Compliance and ordered the Respondent to bring the property into Compliance by August 21, 2024, or be returned to a subsequent meeting on August 27, 2024, for consideration of a fine up to \$1,000 per day.*

**CASE # 2 - RTL 07-24-61 - Florida LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **350 Maple St.** Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/17/2024.

Respondent was not present.

Inspector Wexelberg stated the case was field generated for not having an active rental license. He stated the property was posted on June 7, 2024 and certified mail receipt was received on June 14, 2024. He stated he visited the site on the 19<sup>th</sup> and there was no change. He stated the property has a previous case in 2020 for not having a rental license.

Mr. Riggio asked if the owner had been noticed of this hearing.

The Board Secretary stated Inspector Wexelberg posted the property since certified mail came back unclaimed.

***DISPOSITION:*** *The Special Magistrate found the respondent to be in Non-Compliance and ordered the Respondent to bring the property into Compliance by August 21, 2024, or be returned to a subsequent meeting on August 27, 2024, for consideration of a fine up to \$1,000 per day.*

**CASE # 3 - RTL 07-24-63 - BMS Holdings** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **417 Maple St.** Violation(s) – **Failure to obtain Rental License (RTL).** First Notified – 6/7/2024.

Respondent was not present.

Mr. Riggio asked if there was anyone remaining on Zoom and Xavier Campbell (audio/visual) stated there were no other Zoom participants.

Inspector Wexelberg stated the case was field generated and the property was posted on June 7<sup>th</sup> 2024. He stated he received the certified mail receipt back on June 14<sup>th</sup> 2024. He stated he visited the site on the 19<sup>th</sup> and there has been no change and the property is still in Non-Compliance. He stated the property previously was cited in 2021 and in compliance in May of 2022.

***DISPOSITION:*** *The Special Magistrate found the respondent to be in Non-Compliance and ordered the Respondent to bring the property into Compliance by August 21, 2024, or be returned to a subsequent meeting on August 27, 2024, for consideration of a fine up to \$1,000 per day.*

**CASE # 6 - RTL 07-24-64 - Erik Blanco Del Todo** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1034 Imperial Dr.** Violation(s) – Zoning violation - the

property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/11/2024.

Respondent was not present.

Inspector Yates stated the case was field generated and the property is zoned SFR-5. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on June 11<sup>th</sup>, 2024 and notified them the same day. He stated the advertising stopped as of June 13<sup>th</sup>, 2024. He stated the website shows a daily rate of \$111, 2 reviews, check in at 4:00 pm and check out from 10:00 – 11:00 am. He stated the violation is irreparable and irreversible in nature and is asking for a one-time fine in the amount of \$1,000.

Mr. Jackson presented the City's argument as to why the violation should be found irreparable and irreversible in nature and the Special Magistrate agreed to consider it in deciding this matter.

***DISPOSITION:*** *After hearing the arguments, the Special Magistrate found that the property was previously in Non-Compliance for violation of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2 and that the violation was irreparable and irreversible in nature. He ordered that a one-time fine in the amount of \$1,000, payable within 30 days, be imposed and that the property is in Compliance as of June 13, 2024, and that any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.*

**CASE # 7 - RTL 07-24-65 - Casa Del Sweeney LLC** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **20 N Halifax Ave.** Violation(s) – Zoning violation - the property is zoned RP. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/13/2024.

Mr. Joe Sweeney came forward and was sworn in.

Inspector Yates stated the case was field generated and the property is zoned RP. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on June 13<sup>th</sup>, 2024 and notified them the same day. He stated the advertising stopped as of June 19<sup>th</sup>, 2024. He stated the website shows a daily rate of \$250, 2 reviews, check in at 3:00 pm. He stated the violation is irreparable and irreversible in nature and is asking for a one-time fine in the amount of \$1,000.

Mr. Sweeney waived repetition of Mr. Jackson's argument that the violation is irreparable and irreversible in nature given in Case #6 (RTL-07-24-64).

Mr. Riggio agreed to incorporate the argument into the proceedings.

Mr. Sweeney stated he has owned the property for 20 years and used it as his office. He stated it is a large property and he uses the parking lot for bike week. He stated the property is zoned commercial and he was given bad information from a realtor that he could rent on a monthly basis. He stated the property sustained hurricane damage, was broken into and would like to sell the property to the City for Permits and Licensing. He asked the Magistrate to waive the lien since this was a first offense.

Mr. Jackson stated that the City would request that the fine be consistent with previous orders.

There was discussion about the City allowing more short-term rentals in the City.

Mr. Riggio stated Mr. Sweeney should speak to his legislators regarding changing the laws to allow the City not to lose its grandfather status if it allows additional areas for short-term rental.

**DISPOSITION:** *After hearing the arguments, the Special Magistrate found that the property was previously in Non-Compliance for violation of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2 and that the violation was irreparable and irreversible in nature. He ordered that a one-time fine in the amount of \$1,000, payable within 30 days, be imposed and that the property is in Compliance as of June 19, 2024, and that any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.*

**CASE # 4 - RTL 02-24-27 - Ida Mae Pendleton EST** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **811 Kingston**. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/9/2023.

*Compliance = July 18, 2024*

**CASE # 8 - RTL 07-24-66 - Lorena Garcia** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **33 S Oleander Ave**. Violation(s) – Zoning violation - the property is zoned RDB-6. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/20/2024.

Ms. Lorena Garcia came forward and was sworn in.

Inspector Yates stated the case was field generated and the property is zoned RDB-6. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on June 20<sup>th</sup>, 2024 and notified them the same day. He stated the advertising stopped as of June 26<sup>th</sup>, 2024. He stated the website shows a daily rate of \$99, 118 reviews, check in at 4:00 pm and check out by 11:00 am. He stated the violation is irreparable and irreversible in nature and is asking for a one-time fine in the amount of \$1,000.

Ms. Garcia waived repetition of Mr. Jackson's argument that the violation is irreparable and irreversible in nature given in Case #6 (RTL-07-24-64).

Mr. Riggio agreed to incorporate the argument into the proceedings.

Ms. Garcia stated the property sustained hurricane damage and that she has a long-term rental license but hasn't had much luck finding tenants.

There was discussion regarding Airbnb's in Daytona Beach.

**DISPOSITION:** *After hearing the arguments, the Special Magistrate found that the property was previously in Non-Compliance for violation of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2 and that the violation was irreparable and irreversible in nature. He ordered that a one-time fine in the amount of \$1,000, payable within 30 days, be imposed and that the property is in Compliance as of June 26, 2024, and that any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.*

**CASE # 9 - RTL 07-24-68 - Daniel & Brooke Franco** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **358 Golf Blvd.** Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/14/2024.

Ms. Brooke Franco came forward and was sworn in.

Inspector Yates stated the case was field generated and the property is zoned SFR-5. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on June 14<sup>th</sup>, 2024 and notified them the same day. He stated the advertising is still active. He stated the website shows a daily rate of \$116, 3 reviews, check in at 3:00 pm and check out by 11:00 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$15,000.

Ms. Franco waived repetition of Mr. Jackson's argument that the violation is irreparable and irreversible in nature given in Case #6 (RTL-07-24-64).

Mr. Riggio agreed to incorporate the argument into the proceedings.

Ms. Franco stated they immediately took off the listing and hasn't made any money. She stated it was only booked for 7 nights through Airbnb. She stated they obtained rental insurance and they cannot connect to City water.

Mr. Daniel Franco came forward and was sworn in.

Inspector Yates stated the website still exists.

Code Compliance Manager, Denzil Sykes, asked to continue the case to the next meeting.

Mr. Riggio told the Respondents to get with Mr. Yates and work out the website and return to the August 27<sup>th</sup> meeting.

**DISPOSITION:** *Mr. Riggio continued the case to the August 27<sup>th</sup>, 2024 meeting.*

**CASE # 10 - RTL 07-24-69 - Sunflower Investors Inc** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **241 DeSoto St.** Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/14/2024.

Ms. Ruth C Diez Arteaga, President; Mr. Gustavo A Rodriguez Pupo and Mr. Rafael Hernandez Mayol came forward and were sworn in.

Inspector Yates stated the case was field generated and the property is zoned RDM-6 [Misprinted as SFR-5 on agenda]. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on June 20<sup>th</sup>, 2024 and notified them the same day. He stated the advertising stopped as of June 26<sup>th</sup>, 2024. He stated the website shows a daily rate of \$99, 118 reviews, check in at 4:00 pm and check out by 11:00 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Ms. Garcia waived repetition of Mr. Jackson's argument that the violation is irreparable and irreversible in nature given in Case #6 (RTL-07-24-64).

Mr. Riggio agreed to incorporate the argument into the proceedings.

Ms. Diaz stated he misunderstood the meaning of short-term and the property is now sold.

***DISPOSITION:*** After hearing the arguments, the Special Magistrate found that the property was previously in Non-Compliance for violation of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2 and that the violation was irreparable and irreversible in nature. He ordered that a one-time fine in the amount of \$1,000, payable within 30 days, be imposed and that the property is in Compliance as of June 18, 2024, and that any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.

**CASE # 11 - RTL 07-24-70 - Opulent Home Health Care LLC** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1249 Suwanee Rd.** Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/26/2024.

Respondent was not present.

Inspector Yates stated the case was field generated and the property is zoned SFR-5. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on June 26<sup>th</sup>, 2024 and notified them the same day. He stated the advertising is still active. He stated the website shows a daily rate of \$192 on Airbnb and \$155 on VRBO, 10 reviews, check in at 4:00 pm and check out by 11:00 am. He stated this is the 3<sup>rd</sup> violation: RTL 06-24-60 in June 2024 and RTL 03-24-32 in March of 2024. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$15,000.

Mr. Jackson stated the City's argument as to why the violation should be found irreparable and irreversible in nature.

Mr. Riggio agreed to include the argument in his consideration in this proceeding.

Mr. Riggio asked if the Respondent had been properly noticed.

Ms. Barnes stated the mail was returned unclaimed and the Notices were posted at the property and City Hall and mailed to the Respondent's address on the Volusia County Tax Appraiser website.

***DISPOSITION:*** After hearing the arguments, the Special Magistrate found that the property was previously in Non-Compliance for violation of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2 and that the violation was irreparable and irreversible in nature. He ordered that a one-time fine in the amount of \$15,000, payable within 30 days, be imposed and that the property is not in Compliance and that any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.

**CASE # 12 - RTL 07-24-71 - Kenneth Metzler Jr** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **213 Jessamine Blvd.** Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/26/2024.

Respondent was not present.

Inspector Yates stated the case was field generated and the property is zoned SFR-5. Short-term rentals, known as "Other Accommodations", are not a permitted use in this zoning district. He stated he first observed the violation on June 26<sup>th</sup>, 2024 and notified them the same day. He stated the advertising is still active. He stated the website shows a daily rate of \$265, 22 reviews, check in at 3:00 pm and check out by 11:00 am. He stated this is the 3<sup>rd</sup> violation: RTL 05-24-50 on May 24, 2024 and RTL 02-24-24 on March 26, 2024. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$15,000.

Mr. Jackson repeated his argument as to why the violation should be considered irreparable and irreversible in nature.

Mr. Riggio agreed to incorporate the argument into the proceedings.

Mr. Riggio asked if the Respondent had been properly noticed.

Ms. Barnes stated the mail was returned unclaimed and the Notices were posted by Inspector Clifford Recanzone at the property, at City Hall and mailed to the Respondent on the Volusia County Tax Appraiser site which is the same as the property in this case.

Mr. Jackson asked if Mr. Recanzone had submitted an Affidavit stating he posted the property?

Ms. Barnes stated the inspector submitted a notarized Affidavit which is included in the case file.

***DISPOSITION:*** *After hearing the arguments, the Special Magistrate found that the property was previously in Non-Compliance for violation of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2 and that the violation was irreparable and irreversible in nature. He ordered that a one-time fine in the amount of \$15,000, payable within 30 days, be imposed and that the property is not in Compliance and for any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.*

**CASE # 13 - RTL 07-24-72 - Liliana Valdez & Luis Moises Gomez** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **346 Pelican Ave.** Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/27/2024.

Ms. Liliana Valdez and Mr. Pnaricus Rivera came forward and were sworn in.

Inspector Yates stated the case was field generated and the property is zoned SFR-5. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on June 27<sup>th</sup>, 2024 and notified them the same day. He stated the advertising stopped on July 3, 2024. He stated the website shows a daily rate of

\$304, 13 reviews, check in at 3:00 pm. He stated the violation is irreparable and irreversible in nature and is asking for a one-time fine in the amount of \$1,000.

Ms. Liliana Valdez waived repetition of Mr. Jackson's argument that the violation is irreparable and irreversible in nature given in Case #6 (RTL-07-24-64).

Mr. Riggio agreed to incorporate the argument into the proceedings.

Mr. Rivera stated his mother has owned the property for two and 1/2 years and was unaware she was not allowed to rent short-term. He stated it was not on purpose.

Ms. Valez stated the property was rented for help with expenses for renovations and she only had 4 rentals.

***DISPOSITION:*** After hearing the arguments, the Special Magistrate found that the property was previously in Non-Compliance for violation of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2 and that the violation was irreparable and irreversible in nature. He ordered that a one-time fine in the amount of \$1,000, payable within 30 days, be imposed and that the property is in Compliance as of July 3, 2024, and that any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.

Mr. Riggio asked for Miscellaneous Business.

Mr. Jackson introduced the new Police Legal Advisor Mr. David Dixon.

The meeting was adjourned at 11:04 am.