
City of Daytona Beach Special Magistrate

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

David A. Vukelja, Special Magistrate

July 9, 2024, Minutes

Attendees:

David A. Vukelja, Special Magistrate

Staff present:

Mr. Anthony Jackson, Deputy City Attorney

Mr. Mark A Jones, Code Field Supervisor

Mr. Mark Bostwick, Code Inspector

Ms. Sara Kirk, Code Inspector

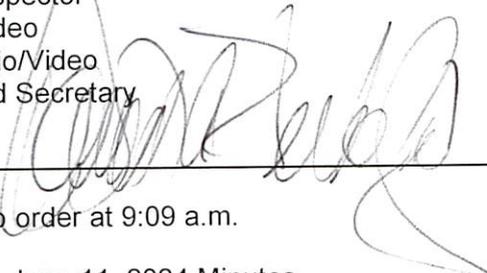
Mr. John Stenson, Code Inspector

Mr. Kevin Yates, Code Inspector

Mr. Joe Graves, Audio/Video

Mr. Xavier Campbell, audio/Video

Ms. Kimberly Reno, Board Secretary

Approval of Minutes by:  Special Magistrate

The meeting was called to order at 9:09 a.m.

Mr. Vukelja approved the June 11, 2024 Minutes.

Mrs. Reno swore in the staff members testifying.

Mr. Vukelja asked if there were any announcements.

Ms. Reno announced the following cases in compliance.

CASE # 8 - SMG 07-24-129 - Tianfu Wang 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, 304.2), at 601 Bellevue Ave (Parcel # 5339-89-00-0010). Violation(s) – Unmaintained landscaping, trash and debris, peeling paint. First Notified – 4/22/2024.

Compliance July 8, 2024

CASE # 15 - SMG 07-24-114 - Charley Mobley 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, 302.4), at Lane St (Parcel # 5338-66-00-0380). Violation(s) – Overgrown vacant lot, trash & debris. First Notified – 4/30/2024.

Compliance June 7, 2024

CASE # 16 - SMG 07-24-115 - Sub Sahara Motors LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4, 302.7) City Code Ch. 78 Sec. 78-112, at Cedar St (Parcel # 5339-47-04-0060). Violation(s) – Overgrown vacant lot, trash & debris, overgrown weeds, unmaintained abutment area trash & debris, dilapidated fence. First Notified – 5/30/2024.

Compliance June 7, 2024

CASE # 17 - SMG 07-24-116 - Darran Ottman 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), at 119 S Helme Pl (Parcel # 5339-01-23-0043). Violation(s) – Tree debris. First Notified – 5/8/2024.

Compliance July 3, 2024

Ms. Reno announced the following cases pulled to return at a later date.

LR-1 - SMG 03-24-64 - Beville Commercial LLC (Jonathan Moshe)1106 Beville Rd (Parcel # 5340-05-22-0060) is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3), Violation(s) – Failure to repair damaged uneven driving surface with potholes. First Notified – 1/10/2024. Order Imposing Fine/Lien effective April 4, 2024. \$200.00 a day until compliance achieved. \$24.00 recording fees = \$9,424.00. Compliance May 21, 2024.

LR-7 - SMG 06-20-144 - 456 S Caroline St. - Helen G Parker, Anne C Baxter, Rose E Jenkins, Larry Gilchrist Estate, Wade Gilchrist, Edward C Gilchrist, Anthony Gilchrist, Voncile Gilchrist is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6), Violation(s) – broken/Boarded windows, peeling paint, crumbling exterior wall. First Notified – 5/28/2019. Order Imposing Fine/Lien effective September 10, 2020. \$100.00 a day until compliance achieved. \$24.00 recording fees = \$15,024.00. NOT in Compliance.

Mr. Vukelja called Case #1

CASE # 1 - SMG 07-24-108 - Denesh Deonanan is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 305.3, 305.6, 504.1, 62.3, 603.1, 604.3.1.1, 605.1, 605.4, 704.6.1.2), at 531 South St (Parcel # 5339-03-71-0051). Violation(s) – Broken window, door not weather tight, collapsed ceiling, missing interior door, leaking toilet, no heat, inoperable refrigerator and stove, ceiling fan exposed to water, inoperable and defective electrical outlets, extension cord as permanent wiring, missing smoke detectors. First Notified – 1/16/2024.

Bertran Keith Zellner sworn in confirmed he lives on the property and was asked to attend.

Mr. Jackson asked if he was the manager as a licensed realtor or just a friend of the owner.

Mr. Zellner agreed to the violation and was found in non-compliance. **Inspector Kirk** requested compliance by next cut off. **Mr. Zellner** advised the violations are done now, then stated he may have a few little things he may need to do but all the major stuff that was on there is completed and confirmed he should be able to have it done by August 7th and will call for the final inspection.

DISPOSITION: Respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 2 - SMG 07-24-110 - S & O Investment USA LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1, at 613 Hillside Ave. Violation(s) – Work without permit (Interior renovations). First Notified – 2/16/2024.

Steven Yturriaga, owner of the property, sworn in and agreed to the violations.

Inspector Wiggins requested compliance by next cut off.

Steven Yturriaga requested two months if possible. Advised he has been out of the country and that why it's been dragging so long, he has got it with another architect, the architect is in

Tampa, as they do changes to get the submittal package ready to submit to the city, requested two months. Confirmed the house is not occupied and will remain unoccupied until done. **Mr. Vukelja** agreed to give the extra time as long as it remains unoccupied until it's in compliance.

DISPOSITION: Respondent was found in Non-Compliance and ordered to come into Compliance by **September 4, 2024** or be returned to the Special Magistrate for consideration of the imposition of a fine up to \$1,000 per day thereafter.

Steven Yturriaga asked if that was to get the submittal to the city or to get the work done. **Mr. Jackson** confirmed that yes, it would require him to have the permit finalized. So, he would have to have everything done to be in compliance. Pulling the permit is not sufficient as far as satisfying the need for a permit. It's pulling it and then having it actually finalized to show that you did the work necessary. **Steven Yturriaga** advised he was requesting two months to pull the permit, then it's going to probably take another couple of months to get the work done. **Mr. Jackson** advised the city's position was to see how he looked in two months. **Mr. Vukelja** amended his order to require that the respondent have his permits in hand by September 4, 2024 or be returned to the special magistrate for consideration of the imposition of a fine up to \$1,000 per day thereafter. Reschedule this matter on the docket for the purpose of establishing date at that point and time. And in the interim, it is not to be rented, utilized or occupied.

2nd AMENDED DISPOSITION: Respondent was found in Non-Compliance and ordered to have permits in hand by **September 4, 2024** or be returned to the Special Magistrate for consideration of the imposition of a fine up to \$1,000 per day thereafter. Further ordered to return to the September 10, 2024 hearing to establish a compliance date.

CASE # 3 - SMG 07-24-131 - GEA Seaside Investments Inc is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 308.1, 308.3.2) City Code Ch. 26 Sec. 26-294, at 514 Phoenix Ave (Parcel # 5309-16-00-0170). Violation(s) – Peeling paint (front door), west side of building/damaged window ledges, trash & debris, garbage container left on right of way, no rental license. First Notified – 3/22/2024.

No Respondent

Inspector Wiggins testified to the status of the case, citizens compliant, and requested compliance by next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented respondent was found in Non-Compliance and ordered to come into compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 4 - SMG 07-24-111 - 709 Butler LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13.2, 304.15, 305.3, 305.6, 309.1, 505.4), at 709 Butler Blvd. Violation(s) – Unmaintained landscaping, dilapidated shed, damaged bathroom window, unsealed front door, damaged interior walls and flooding, damaged and missing interior doors, insect infestation, no hot water supplied to the property. First Notified – 4/13/2024.

Victoria Worth property manager/ **Jonathan Fair** sworn in

Victoria Worth confirmed the violations existed. **Ms. Worth** stated she is new to the company, and they are working on getting everything up to code and in compliance. **Mr. Vukelja** found the respondent in noncompliance and asked the inspector how much time should be required for the respondent to come into compliance? **Inspector Stenson** requested compliance by next

cut off. **Mr. Vukelja** stated the next cut off is August 7, 2024. **Victoria Worth** agreed she could have it in compliance by August 7, 2024.

DISPOSITION: Respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 5 - SMG 07-24-124 - Berioza 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 304.2, 304.11), at 494 Seaview Ave. Violation(s) – Unpermitted stairs and decking/2nd floor balcony, outside storage, damaged chimney, peeling paint/exterior staining. First Notified – 5/13/2024.

Dr. Eunus sworn in and agreed the violations existed and found in non-compliance.

Inspector Stenson advised they should be able to come into compliance by the September cut off. **Dr. Eunus** advised he just got a contractor, and he will be applying for the permit and as soon as he gets the permit, he will be able to finish it, but he is not sure whether he will be able to do it by September 4th. **Mr. Vukelja** asked the inspector about the respondent needing a permit and doing the work, so is September 4th reasonable enough and he'll take his word for it if it is? **Inspector Stenson** advised he believes September 4th is reasonable.

DISPOSITION: Respondent was found in Non-Compliance and ordered to come into Compliance by **September 4, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 6 - SMG 07-24-107 - John L Dunbar 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, 302.8) City Code Ch. 26 Sec. 26-294, at 732 Edwards St. Violation(s) – Outside Storage & unmaintained landscaping, trash & debris, damaged fencing, inoperable vehicles. First Notified – 11/17/2023.

No Respondent

Inspector Garcia testified to the status of the case, citizens complaint and requested compliance by next cut off. The only thing he has left is the fence. Everything but the fence has been done.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 7 - SMG 07-24-112 - Vassilakis Enterprises LLC is cited for failure to correct violations of The Land Development Code, City Code Ch. 26 Sec. 26-294, at 419 Fulton St. Violation(s) – No Rental License. First Notified – 2/28/2024.

No Respondent

Inspector Garcia testified to the status of the case, citizens compliant and requested compliance by next cut off. The rental license is under review.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 9 - SMG 07-24-130 - TRSTE LLC Trustee for The 228 N Adams St Land Trust dated April 20, 2018

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, 302.8, 304.6, 304.13, 304.14, 304.3, 304.7, 308.1), at 228 N Adams St. Violation(s) – Unmaintained lawn, dirt & grime, damaged fence, junk vehicle, damaged siding, boarded window, broken screen, no house numbers, dilapidated roof, trash and debris. First Notified – 5/6/2024.

No Respondent

Inspector Itani testified to the status of the case, no contact, no progress and requested compliance by next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector’s testimony and photographs presented respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 10 - SMG 07-24-109 - Covenant Community Development Corporation of Florida 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, 302.4, 302.7, 304.6, 304.7, 308.1), at 507 5th Ave. Violation(s) – Repair exterior walls and re-paint walls, unmaintained landscaping, damaged exterior walls with holes, damaged walls with an a/c unit, remove exposed and damaged wood, damaged roof, trash and debris. First Notified – 4/5/2024.

Attorney Cedric Donaldson testified they recently purchased this building around March of 2024. The building was damaged 2 years ago by a hurricane. The Organization service homeless families and low income families in need. The goal of purchasing this building is to rehab the building and service families in the Daytona Beach area. They have already secured contractors to handle majority of the work which is mainly landscaping and a few damaged areas as it relates to an AC unit. The biggest issue is the roof, trying to secure a contractor that is familiar with coastal areas to complete the roof job. The work that has been done has mainly been interior work due to the building having mold. The goal is to start wrapping up the issues on the outside as it relates to the landscaping and the aesthetics of the building before the end of the month, but the roof will likely need a little bit more time on that due to the issues with permitting. **Mr. Vukelja** found the respondent in non-compliance and asked the inspector how much time would reasonably be required for the respondent to come into compliance?

Field Supervisor Jones testified to the status saying this is the first time he has heard from anybody from the property since April 22nd when they called and told him they would maintain the exterior of the building and work on cleaning up the exterior of the building theres been no progress whatsoever and no contact. Advised he would like to see them in compliance by next cut off or at least attempt to maintain the building for the community there. This was a citizens complaint, they have had more than one complaint as to the condition of the building. **Attorney Cedric Donaldson** advised they could have the majority of it taken care of but the roof they ask for more time. *Discussion on if the building is secure as it pertains to windows and the ac unit. **Mr. Donaldson** advised the building is secure, no broken windows and what they see are curtains. **Mr. Donaldson** advised he had attempted to reach out to Mr. Jones himself and he had not had the opportunity to speak to him since April. Advised they are moving towards fixing the property and will have everything with regard to the aesthetics of the building and the landscaping completed before this month and they are only requesting more time for the roof. Discussion on damage to the exterior walls. Mr. Jones pointed out the openings by the air conditioning and the pole referring to the pictures. And requested for them to maintain the exterior and secure the property and he had no problem giving more time to repair the roof.

DISPOSITION: Respondent was found in Non-Compliance and ordered by **August 7, 2024** the building be secured to city standards, the exterior be mowed, cleaned, landscaped, whatever has to be done and maintained. The building is not to be occupied, utilized or rented until the building is in compliance. All by August 7, 2024 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day. Then we will reconvene at the **September 10, 2024** meeting to determine a compliance date.

CASE # 11 - SMG 07-24-126 - Destiny L Bonner 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. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.13, 304.14), at 610 Brentwood Dr. Violation(s) – Outside storage and unmaintained landscaping, dirt & grime, peeling paint, damaged sills and paint, parking commercial vehicles in back yard, damaged windows, missing window screens. First Notified – 3/25/2024.

Destiny Bonner sworn in agreed to the violation and was found in non-compliance.

Field Supervisor Jones requested compliance by next cut off.

Ms. Bonner advised that she needs more time and has been actively working and listed items completed and advised she is looking for the foam window sills and is having a hard time. The painting is going to be about \$5500 and she needs more time. Ms. Bonner advised she was informed that because she is a homeowner and not a renter that she would not need to do those screens and they were removed from her original violation. Requested a couple months to save the money for the repairs.

DISPOSITION: Respondent was found in Non-Compliance and ordered to come into Compliance by **September 4, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 12 - SMG 07-24-127 - Chirag Ranjitbhai Patel 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, 302.4), at Wallace St (Parcel # 5339-32-04-0150). Violation(s) – Overgrown lot, trash & debris, overgrown weeds. First Notified – 6/3/2024.

No Respondent

Inspector Recanzone covering for Inspector Bostwick testified to the status of the case, no contact, and requested compliance next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented, respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 13 - SMG 07-24-128 - Joshua Lee Swift 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, 302.4) City Code Ch. 78 Sec. 78-112, at 526 Wallace St (Parcel # 5339-37-04-0020). Violation(s) – Overgrown vacant lot, trash & debris, overgrown weeds, unmaintained abutment area trash & debris. First Notified – 6/3/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised this is a field generated case, no contact with the owner and requested compliance next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented, respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 14 - SMG 07-24-113 - Verona V LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4), at Marco St (Parcel # 5339-85-00-0150). Violation(s) – Overgrown vacant lot, trash & debris. First Notified – 4/29/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised this is a field generated case, no contact with the owner and requested compliance next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented, respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 18 - SMG 07-24-117 - Robert Johnson Jr 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, 302.4), at Whitehall St (Parcel # 5339-03-71-0052). Violation(s) – Overgrown vacant lot, trash & debris. First Notified – 5/15/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised this is a field generated case, has had contact with the owner with some progress and requested compliance next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented, respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 19 - SMG 07-24-118 - Ramon Ortiz 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), at 624 S Palmetto Ave (Parcel # 5339-01-14-0041). Violation(s) – Trash & debris. First Notified – 5/9/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised this is a field generated case, contact with the owner via voice message received on June 30, 2024 with a letter from Spain on July 17th promising to clean up the lot and requested compliance next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented, respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 20 - SMG 07-24-120 - Christine Anderson & Alice Robinson 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, 302.4) City Code Ch. 78 Sec. 78-112, at 751 Whitehall St. Violation(s) – Overgrown vacant lot, trash & debris. First Notified – 5/7/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised this is a field generated case, has had contact with the granddaughter and requested compliance next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented, respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 21 - SMG 07-24-121 - Crystal I LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4), at 536 George St (Parcel # 5339-47-01-0120). Violation(s) – Overgrown vacant lot, trash & debris. First Notified – 5/9/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised this is a field generated case, no contact with the owner and requested compliance next cut off.

DISPOSITION: Noting the absence of the respondent based on the inspector's testimony and photographs presented, respondent was found in Non-Compliance and ordered to come into Compliance by **August 7, 2024** or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day thereafter.

CASE # 22 - SMG 07-24-125 - Larry & Shirley Johnson is cited for failure to correct violations of The Land Development Code, Art. 5 Sec. 5.3.B.2.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4) City Code Ch. 78 Sec. 78-112, at 637 Marco St (Parcel # 5339-86-02-0130). Violation(s) – Unpermitted dilapidated accessory structure, overgrown vacant lot, trash & debris. First Notified – 5/2/2024.

Jamie Howell (Granddaughter) sworn in agreed to the violations

Mr. Vukelja asked the respondent if she could be in compliance by August 7, 2024

Ms. Howell requested more time to clear the debris and the yard, advising she has already started on it. Discussion on this being her grandfathers stuff and he had a lot on the property. Requested more time to clean it up the yard and work on the payment arrangements to pay the city to dempolish the building (hurricane damaged).

Inspector Recanzone advised that compliance would be removal of the structure and the city is in agreement with giving her a little bit more time.

Mr. Vukelja confirmed that by September everything should be resolved except for the structure, and in september discuss the structure and how much time its going to take.

DISPOSITION: Respondent was found in Non-Compliance and ordered to come into Compliance with all violation except the accessory structure, by **September 4, 2024**, or return to a subsequent hearing for consideration of the imposition of a fine of up to *One Thousand (\$1,000.00) Dollars per day* until compliance is achieved. It is further ordered to continue to the **September 10, 2024** hearing to determine a compliance date with regard to the accessory structure.

CASE # 23 - SMG 06-24-95 - Daytona Universal Trucking Inc is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.a; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1), at 550 Foote Ct (Parcel # 5339-21-01-0070). Violation(s) – Outside storage, trailers, tractors, canoe, etc. First Notified – 6/25/2022.

No Respondent

Inspector Recanzone testified that this is a repeat violation case and is a citizens compliant. Original case was SMG 09-22-267 and in compliance on January 9, 2023 a will fine was ordered on January 25, 2023. Owner received a repeat violation on November 21, 2023 of \$200 for being in non-compliance for four inspections. The owners second repeat violation for being in non-compliance on the following dates of reinspection May 1, 2024, May 8, 2024, May 14, 2024, May 21, 2024, June 3, 2024, June 10, 2024, June 19, 2024, June 28, 2024, July 3, 2024, and July 8, 2024 the staff is requesting a fine of \$1,000 per occurrence per inspection.

DISPOSITION: Noting the absence of the respondent based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **One Thousand (\$1,000.00) dollars** per occurrence with a total of ten (10) occurrences resulting in a total fine in the amount of **Ten Thousand (\$10,000.00) dollars** for this violation and said fine is hereby imposed on **July 9, 2024**.

Mr. Vukelja Let it be noted that this property owner was previously fined for this very same occurrence in November of last year.

CASE # 24 - SMG 06-24-97 - Plinio A Sepulveda Torres 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, 302.4) City Code Ch. 78 Sec. 78-112, at Live Oak Ave (Parcel # 5339-37-01-0101). Violation(s) – Overgrown vacant lot, trash & debris, overgrown weeds and bushes, unmaintained abutment area. First Notified – 3/7/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised this is a citizen complaint, no contact with the owner, no progress and requested a fine in the amount of \$250.00 a day to a maximum of \$15,000.00

DISPOSITION: Noting the absence of the respondent based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **July 4, 2024** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

CASE # 25 - SMG 06-24-100 - Rose M Tompert 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, 302.1), at 448 Arthur Ave. Violation(s) – Outside storage on vacant lot, trash and debris. First Notified – 4/17/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised since last months hearing, no contact with the owner, no progress and requested a fine in the amount of \$250.00 a day to a maximum of \$15,000.00

DISPOSITION: Noting the absence of the respondent based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **July 4, 2024** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

CASE # 26 - SMG 06-24-106 - Three Oaks Inn LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.4) City Code Ch. 78 Sec. 78-112, at 331 S Palmetto Ave (Parcel #5339-01-04-0031). Violation(s) –

Overgrown vacant lot, trash & debris, overgrown weeds and bushes, unmaintained abutment area.
First Notified – 4/22/2024.

No Respondent

Inspector Recanzone testified to the status of the case advised since last months hearing, no contact with the owner, no progress and requested a fine in the amount of \$250.00 a day to a maximum of \$15,000.00

DISPOSITION: Noting the absence of the respondent based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **July 4, 2024** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

CASE # 27 - SMG 05-24-86 - Delmar Holdings LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1), at S Atlantic Ave (Parcel # 5309-15-01-0250). Violation(s) – Exposed concrete slabs, exposed rebar, bricks, pipes, etc. First Notified – 12/20/2023.

No Respondent

Inspector Recanzone testified to the status of the case advised since last months hearing, a contract has been signed. The inspector has met with the owner on site and the staff recommends to amend to the next cut off. GEL recycling is working on starting their demo. Mr. Vukelja asked what are they demoing? Inspector advised he was unsure.

DISPOSITION: Noting the absence of the respondent based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **August 7, 2024** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 28 - SMG 04-24-67 - Denise T. D'Abato is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.10, 304.13.2) City Code Ch. 26 Sec. 26-294, at 611 Braddock Ave. Violation(s) – Dilapidated deck/stairway, boarded window, no rental license. First Notified – 2/11/2023.

No Respondent

Inspector Wiggins testified that he had contact with the owner and contractor yesterday. Permit was issued June 17th 2024 for the stairwell deck. Contractor advised that it should be done by the end of the month and requested to amend to the next cut off.

DISPOSITION: Noting the absence of the respondent based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **August 7, 2024** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 29 - SMG 06-22-170 - ESH Daytona Beach LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.10), at 1216 N Atlantic Ave. Violation(s) – Dilapidated seawall, peeling paint, dilapidated steps. First Notified – 2/17/2022.

Jessica Gow Cobb Cole law firm on behalf of the respondent

Kevin Yates testified to the status of the case had contact and progress requested to amend to the October cut off.

Jessica Gow advised she agreed and the wall is constructed they are working with the county on the Dune restoration plantings for in front of the wass and think they should be ready in that time frame.

DISPOSITION: Based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **October 2, 2024** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 30 - SMG 08-21-236 - Vishnu LTD & MAA Shantoshi 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, balconies and rails, exposed wiring. First Notified – 5/30/2020.

Jessica Gow Cobb Cole law firm on behalf of the respondent the exterior framing is complete. They're moving on to the windows, interior framing and then the mechanical electrical plumbing. They have worked with the city to provide a more detailed schedule with thresholds of exact dates and so far the opening is set for July of 2025 so they are working on the site plan and all the upgrades but they've got standards that they think are a good progress checks to check in as they go from here.

Kevin Yates the city would like another progress report in October.

DISPOSITION: Continue to **October 8, 2024** for the imposition of a fine

CASE # 31 - SMG 01-24-35 - Elephant Group Hotel 7 Inc 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 302.1, 302.3, 302.4, 302.5, 304.6, 304.13, 304.13.13.2, 304.14, 304.15, 304.2, 305.3, 305.4, 305.6, 309.1, 309.2, 602.3, 603.3, 603.1, 605.2, 605.4, 704.6.1.2), at 2401 N Atlantic Ave. Violation(s) – Commercial property maintenance, property sanitation, sidewalks and driveways, weeds, rodent harborage, exterior walls, windows, openable windows, screens, exterior doors, protective treatment, interior surfaces (walls, ceilings, floors), walking surfaces, interior doors, infestation, pest elimination (owner), heating facilities (heat supply), mechanical equipment clearance, mechanical equipment (appliances), electric receptacles, electrical wiring, fire protection (smoke alarms). First Notified – 11/17/2023.

Miok Friedman sworn in

Inspector Stenson testified to the status of the case, had contact and progress, some units occupied requested a fine in the amount of \$100 per day to a maximum of \$20,000.00. The reason for the fine is for the length of the case and the impact on the neighbors.

Mr. Vukelja advised the last order entered said compliance was July 3, why aren't we in compliance? **Mr. Friedman** advised that as of today he believes they are in compliance.

They had the last inspection on the 28th and he has been pushing the workers to get everything cleaned up and taken care of and he is confident to say that he believes if he had another inspection the inspector would see that it is in compliance and asked for no fine. **Mr. Vukelja** asked what's left to be done. Respondent said tedious things like a broken mirror that they can just take trash put a new one, light fixture in the bathroom, there was a piece of wood holding up a sink while the caulking sealed, that he removed this week. Tedious things that he couldn't imagine the city would say it's a fine.

DISPOSITION: Based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **August 7, 2024** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

Mr. Vukelja advised he was taking him at his word that all he has left to do are a bunch of tedious little matters that don't merit a fine and would definitely demonstrate that he has done as much as humanly possible to come into compliance notwithstanding the delay all that having been said if he is back in August for the imposition of a fine, he will be fined.

CASE # 32 - SMG 06-23-152 - Jacqueline Manning is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.6, 308.1), at 368 Dr Mary M Bethune Blvd. Violation(s) – Failure to repair damaged wall, failure to remove exterior bricks and debris on site. First Notified – 2/9/2023.

No Respondent

Field Supervisor Jones testified to the status of the case, no contact, no permit submittals and no progress requested a fine in the amount of \$200 a day to a maximum of \$20,000.00.

Discussion on the insurance was discussed, that the insurance had finally come through but as of July 1 and photos show nothing has been done. Last hearing they said they had got a roofing permit as you recall but no application permit has been submitted. They were going to do the roof first for some reason before they worked on the remainder. **Mr. Vukelja** asked why aren't we fining something more like 250 to 500 dollars a day? **Mr. Jones** advised that was at his discretion and staff has no objection to 500 dollars a day. **Mr. Jones** confirmed that he has not had any contact at all from the property owner since the last meeting. **Mr. Vukelja and Attorney Jackson discussed fines, the basis of our fine amounts and raised the fine to \$250 a day.**

DISPOSITION: Based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **June 6, 2024** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$20,000.00** dollars.

CASE # 33 - SMG 01-24-27 - Masonova Daytona LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.7), at 1021 Mason Ave. Violation(s) – Hazardous potholes throughout parking lot, open/unrepaired utility ditch, damaged fence, damaged non-working parking lot illumination, missing ADA striping, parking location striping missing, permits required. First Notified – 10/16/2023.

Mr. Brodi and Mr. Parker sworn in

Mr. Vukelja asked if the potholes had been repaired.

Field Supervisor Jones advised they had been repaired but have started to deteriorate again and referred to the pictures stating the whole parking lot is deteriorating.

Mr. Parker confirmed that they did a temporary patch because they finally got their plot in order and they should have the final set of plans into the city for review to actually redo the whole parking lot. they have plans to redo the parking lot completely with new islands and lighting and everything else and advised it would be 30 days until the plot is recorded then they can submit the plans at that point. They are still two to three months out before everything's full steam ahead. They can do another cold patch in the meantime. **Mr. Jones** advised Lighting plans were returned for corrections and no permit applications submitted for the parking lot. **Mr. Jones** would like to see complete site plans submitted to include the parking lot, the

landscaping, curbing, striping it's a complete site plan they would be submitting for permits to complete the project including the light plan. **Mr. Vukelja** confirmed permit ready site plans by September 24th including the lighting plans

DISPOSITION: Based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **September 4, 2024**, to submit complete permit ready site plans or return to a subsequent hearing for consideration of the imposition of a fine of up to *One Thousand (\$1,000.00) Dollars per day* until compliance is achieved. It is further ordered this case be placed on **September 10, 2024**, Special Magistrate Meeting Agenda for a progress report and to establish a compliance date.

Mr. Vukelja and parking lot maintained even if they have to patch it everyday.

CASE # 34 - SMG 03-24-56 - Edward E Kemp III & Bobby C. Vaught is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4. S. 1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.1, 404.4), at 511 North St & 515. Violation(s) – Deteriorated overhang, rotted fascia and rotted rafter tails. First Notified – 7/14/2023.

No Respondent

Field Supervisor Jones testified to the status of the case, contact with the owner, the permit has been issued and the building inspections have been taking place. They are almost complete just waiting on the final inspection.

DISPOSITION: based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **August 7, 2024** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 35 - SMG 02-24-43 - Hajgden International College Inc 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, 302.9, 304.1, 304.6, 304.2, 304.7, 308.1, 605.1), at 228 N Ridgewood Ave (Parcel # 5339-02-53-0071). Violation(s) – Unmaintained landscaping, damaged exterior walls, graffiti, dirt and grime, damaged soffit and fascia board, trash and debris, failure to repaint, exposed electrical wires. First Notified – 8/18/2023.

Todd Brasells General Contractor & Nanoh Paul

Todd Brasells advised they have continued the progress that has been going slow. The more they do the more damage they find. They have decided to go from a light shell (ready to rent) to a dark shell which is basically no lighting no plumbing no AC no drywall and then sell it in that condition and they are now having the plans modified to go from light shell which they had the plans finished for to dark shell which is the new plan. Light shell to Dark shell is industry terms the difference between being ready to rent or just a shell of the building.

Discussion on the ultimate compliance date for structural repairs and Dark shell mode

Field Supervisor Jones agreed the city has no problem with giving them to the October cut off.

DISPOSITION: Based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **October 2, 2024** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 36 - SMG 09-23-215 - RE Equity Investment Group LLC & JJ Equity 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, 302.4, 302.7, 304.1, 304.1.1, 304.5, 304.6, 304.13, 304.18, 305.1.1, 308.1), at 736 S Beach St. Violation(s) – Unmaintained landscaping, failure to repair broken windows, failure to maintain exterior walls, failure to repair damaged walls, failure to repaint, failure to repair exposed electrical wires, failure to repair all damaged exterior, failure to remove trash and debris, failure to repair damaged fence. First Notified – 7/7/2023.

No Respondent

Field Supervisor Jones advised he has had no contact but that there is a lot of progress and we have a compliance date for November of this year and would like to see them back to give an additional progress report as to where they stand.

Mr. Vukelja asked if he knew why they are not here today and confirmed that they already have a compliance date. Instead of ordering them to come back to the next meeting because apparently Mr. Jones is satisfied they are working on it continually, maybe we can just get an inspection before the next meeting and then Mr. Jones can let the special magistrate know whats going on.

DISPOSITION: Continue to **August 13, 2024** for an (Inspectors) progress report.

CASE # 37 - SMG 06-24-98 - 322 Daytona Beach LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.2.2), at 322 Seabreeze Blvd. Violation(s) – Construction without permit, unsecured refrigerator stored behind business. First Notified – 2/8/2024.

No Respondent

Field Supervisor Jones testified to the status no contact no permit application received requested a fine in the amount of \$100.00 a day to a maximum of \$20,000.00.

DISPOSITION: Noting the absence of the respondent based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$100.00** dollars per day will go into effect **July 4, 2024** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$20,000.00** dollars.

CASE # 38 - SMG 06-24-107 - Darren Ottman is cited for failure to correct violations of The Land Development Code, City Code Ch. 90 Sec. 90-297, at 552 Foote Ct & 554 (Parcel # 5339-01-23-0045). Violation(s) – No Buisness Tax License. First Notified – 2/27/2024.

No Respondent

Field Supervisor Jones testified to the status no contact no application for business tax license has been submitted requested a one-time fine in the amount of Two Hundred Fifty (\$250.00) dollars.

DISPOSITION: Noting the absence of the respondent based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents shall pay to the City of Daytona Beach, an administrative fine in the amount of **Two Hundred Fifty (\$250.00) dollars** for failure to obtain a Business Tax Receipt.

CASE # 39 - SMG 11-23-257 - Barbara & James Chester Jones is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.G; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 302.9, 304.2, 304.6, 304.7, 304.13, 304.15, 308.1), at 539 & 541-537 Dr Mary M Bethune Blvd. Violation(s) – Damaged or broken sign, damaged wooden accessory structure,

damaged exterior walls, damaged windows, dirt & grime, peeling flaking and decayed paint, exposed wood, damaged roof, trash and debris. First Notified – 8/2/2023.

No Respondent

Field Supervisor Jones testified to the status of the case Mr. Jones has been in contact with the city redevelopment department, they had a few hiccups they are in the process of purchasing this and they feel it'll be completed by the August cut off. Mr. Jones then advised maybe give them till September as these things seem to drag on.

DISPOSITION: Noting the absence of the respondent based on the testimony presented the Special Magistrate ruled to amend the current order of non-compliance to allow the respondents until **September 4, 2024** to come into compliance or be returned to the special magistrate for consideration of a fine up to \$1,000 per day thereafter.

CASE # 40 - SMG 06-24-104 - 811 Tomoka Road 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 302.7), at 610 Brentwood Dr (Parcel # 4244-01-30-0022). Violation(s) – Outside storage and storage container, converting an unfinished carport & utility shed into a residential living unit without a building permit, damaged fencing. First Notified – 3/15/2024.

No Respondent

Field Supervisor Jones testified to the status of the case, no application filed for converting the storage building into a residence, also at the last hearing the owner advised he had been paying taxes since he's owned the property as a residence. Mr. Jones referred to the property appraiser tax roll values showing that it was just vacant land that he was paying taxes on. On July 8, 2024 they received a permit approval for the garage roof .

Discussion on the circumstances of this case being the conversion of a shed into a residential living unit without a permit.

Mr. Jones requested a fine in the amount of \$250.00 dollars per day to a maximum of \$15,000.00.

DISPOSITION: Noting the absence of the respondent based on the testimony of the inspector and photographs presented, the Special Magistrate ruled to fine the respondents in the amount of **\$250.00** dollars per day will go into effect **July 4, 2024** and continue to accrue each day thereafter until the property is in compliance, or the amount of the fine reaches a maximum of **\$15,000.00** dollars.

LR-1 was pulled

LR-2 - SMG 08-21-211 - Promo 05 LLC (Juan Angel) 630 S Palmetto Ave. 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), 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. Order Imposing Fine/Lien effective January 6, 2022. \$100.00 a day until compliance achieved. \$24.00 recording fees = \$15,024.00. Compliance May 16, 2024.

Inspector Clig advised the respondent met with the city and agreed to a reduction to \$5,000.00.

DISPOSITION: Reduced the fine to **\$5000.00 to be paid within 30 days**, if not paid in 30 days it will revert back to the original fine.

LR-3 - SMG 10-16-55 - Hunter Harold Williamson, Jr. & Lisa H. Davis(PANORA PROPERTIES LLC - William Panora) 622 Ruth Street. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3.a and Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 302.4, 304.2, 304.13, 304.14, 304.15, 304.7, 605.1, 304.10), Violation(s) – Outside storage; weeds; peeling paint; broken or inoperable windows; damaged or missing screens; damaged exterior doors; dilapidated roof; electrical fixtures; dilapidated stairs. First Notified – 8/25/2016. Order Imposing Fine/Lien effective January 17, 2017. \$200.00 a day until compliance achieved. \$24.00 recording fees = \$15,024.00. Compliance April 23, 2024. Respondent did not attend **Mr. Jackson** advised we did meet and reached an agreement however he is not in attendance to confirm the agreement. **Mr. Vukelja** advised let him hear the agreement and if it is palatable then he will consider doing it because he can't imagine why anybody would object.

Inspector Stenson testified that the city did reach an agreement with this property owner to reduce the lien to \$2500.00 payable in 30 days and the owner is William Panora.

DISPOSITION: Based on the inspector's report agreed to reduce the fine to \$2500.00 to be paid within 30 days, if not paid in 30 days it will revert back to the original fine.

LR- 4- SMG 01-24-34 - Simuel F Postell (Abraham Postell) - Avery St (Parcel # 5338-20-03-0393). 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, 302.4), Violation(s) – Overgrown vacant lot with trash and debris. First Notified – 11/15/2023. Order Imposing Fine/Lien effective February 8, 2024. \$250.00 a day until compliance achieved. \$24.00 recording fees = \$15,024.00. Compliance April 30, 2024.

Respondent submitted an email agreeing to the reduction made with city staff.

Inspector Recanzone testified that the staff met with the applicant and reached an agreement to reduce the lien from 15,024.00 to \$1,500.00.

DISPOSITION: Reduced the fine to \$1500.00 to be paid within 30 days, if not paid in 30 days it will revert back to the original fine.

LR-5 - CASE # 27 - SMG 02-21-30 - Marsiglia Nicolavia (John Lopez)- Cedar St (Parcel # 5339-83-02-0010). is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3 (Ref. FBC Supp. IPMC 301.3), Violation(s) – Overgrown lot. First Notified – 9/22/2020. Order Imposing Fine/Lien effective April 8, 2024. \$100.00 a day until compliance achieved. \$24.00 recording fees = \$15,024.00. Compliance May 15, 2024.

Mr. Lopez sworn in and agreed to the reduction

Inspector Kirk testified that the staff met with the applicant and reached an agreement to reduce the lien to \$1,500.00.

DISPOSITION: Based on the agreement agreed to reduce the fine to \$1,500.00 to be paid within 30 days, if not paid in 30 days it will revert back to the original fine.

LR-6- SMG CEB 10-02-219 - Geraldine Hopkins (John Lopez) - Cedar St (Parcel # 5339-83-02-0010). is cited for failure to correct violations of The Land Development Code, Chapter 22-28, Code of Ordinances; Article 19, Section 1, LDC, Violation(s) – First Notified – 11/14/2002. Order Imposing Fine/Lien effective December 6, 2002. \$50.00 a day until compliance achieved. \$24.00 recording fees = \$15,024.00. Compliance May 15, 2024.

Mr. Lopez sworn in and agreed to the reduction

Inspector Kirk testified that the staff met with the applicant and reached an agreement to reduce the lien to \$1,500.00.

DISPOSITION: Reduced the fine to \$1500.00 to be paid within 30 days, if not paid in 30 days it will revert back to the original fine.

Mr. Lopez corrected the spelling of his first name from John to Jonathan for any official documents.

Miscellaneous Business

Mrs. Reno asked to confirm the orders for case number 10 compliance on all the exterior by August 7, 2024 and if not in compliance with those items, then the respondent comes back in August for the imposition of a fine. If they are in compliance with the exterior items secure to city standards, maintain exterior, then they don't return until September 10, 2024 to determine a compliance date for the remainder.

Case number 36 was continued and comes back August 13, 2024 for a progress report to be given by the inspector.

Adjournment: 10:52