
City of Daytona Beach Special Magistrate

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

Robert J. Riggio, Special Magistrate

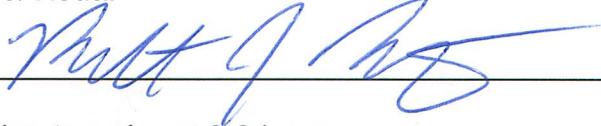
January 28, 2025 Minutes

Attendees:

Robert J Riggio, Special Magistrate

Staff present:

Mr. Anthony Jackson, Deputy City Attorney
Ms. Melissa Diaz, Assistant City Attorney
Sgt. Shawna Conley Daytona Beach Police
Mr. Denzil Sykes, Code Compliance Manager
Ms. Michele Toliver, Redevelopment Services
Mr. Kevin Yates, Rental Inspector
Mr. John Stenson, Code Inspector
Ms. Sara Kirk, Code Inspector
Ms. June Barnes, Board Secretary
Ms. Lena Rankin, Rental Technician
Mr. Joe Graves, Audio/Visual
Mr. Xavier Campbell, Audio/Visual

Approval of Minutes by:  Special Magistrate

Mr. Riggio called the meeting to order at 9:04 a.m.

Mr. Riggio announced the procedure for the meeting.

Mr. Riggio asked for announcements and there were none.

Mr. Riggio approved the minutes of the October 22, 2024 meeting.

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

Mr. Riggio called MB-2.

MB-2 CEB 03-12-18 - 407 Jefferson Street - J.H & Mary J. Dickerson is cited for failure to correct violations of Art. 19 Sec. 1.1 (Ref. FBC Supp IPMC 302.1, 302.3, 302.7, 304.1, 304.2, 304.6, 304.7, 307.1), at Violation(s) – Trash, garbage, debris on premises and sidewalk - parkage area; Rocks, debris on the sidewalk creating hazardous conditions to the general public; Chain link and wood panel fence in disrepair; protective treatment; exterior walls; roofs and drainage; accumulation of rubbish or garbage. First Notified – 1/12/2012.

Ms. Michele Toliver came forward and was sworn in. She stated she is with Redevelopment Services and that the City is planning on purchasing this vacant lot at 537 S Martin Luther King Jr. Blvd. however, there are liens encumbering the property. She submitted an aerial photograph (Plaintiff Exhibit #1) of the property and explained where the property parcels are located and the other properties recently purchased by the City. She stated she spoke to the property owner and they have no issue with releasing the MLK property.

Mr. Riggio asked if the approval was based on a vote by the City Commission.

Ms. Toliver stated the Commission has already approved the sale.

Mr. Anthony Jackson, Deputy City Attorney, stated there are 2 liens on the one property.

DISPOSITION: *The Special Magistrate ordered that the property at 537 S Martin Luther King Jr Blvd be released from the encumbrance of the liens at 407 Jefferson St.*

LR-1 - CEB 03-10-58 - 865 Winchester Street - David Mayhew (new owner is Gayl Smith [The GLS Revocable TR] is cited for failure to correct violations of The Land Development Code, Art. 18 Sec. 7.3; Art. 19 Sec. 1.1 (ref. FBC Supp IPMC 302.8, 304.13, 604.3, 605.1, 504.1, 504.3, 305.3, 302.7) and Ch. 90 Sec. 90-297 Code of Ordinances. Violation(s) – Outside storage; no permits; junk vehicles; windows/doors; electrical system hazards; electrical fixtures; plumbing fixtures; plumbing hazards; interior surfaces; fencing; non-conforming use (living in detached garage); no occupational license. First Notified – 12/29/2009. **Order Imposing Fine/Lien of Fifty (\$50.00) per day imposed on April 8, 2010 to a maximum amount of Ten Thousand (\$10,000.00) dollars. Compliance = January 13, 2025. Amount due \$10,000.00 plus \$8,497.84 interest plus \$20.00 recording fee = \$18,517.84.**

Ms. Gayle Smith and Ms. Diane Woods came forward and were sworn in.

Inspector John Stenson stated the parties have come to an agreement. He stated the case was from 2009 and the former owner was responsible for the violations. He stated the property came into Compliance January 13, 2025. He stated Code staff met with the Respondent and agreed to reduce the amount of the lien to \$2,000.

Mr. Jackson stated the reduced amount should be paid within 30 days.

DISPOSITION: *The Special Magistrate reduced the amount of the lien to \$2,000.00 payable within 30 days or the fine reverts back to the original amount.*

NEW CASES: IRREPARABLE/IRREVERSIBLE

CASE # 2 - RTL 01-25-01 - Kachaje Owen TR & Kachaje Vanessa TR is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **113 Grande Berwick Ct.** Violation(s) – **Zoning violation - the property is zoned PD-G. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.** First Notified – 11/19/2024.

Mr. Kachaje Owen came forward and was sworn in.

Inspector Yates stated the case was field generated and the property is zoned PD-G. Short-term rentals, known as “Other Accommodations” are not a permitted use in this zoning district. He stated he first observed the violation on November 19, 2024 and notified them the same day. He stated the advertising stopped on November 21, 2024. He stated the website shows a daily rate of \$155, 22 reviews, and rules state check in and out at 4 pm and 10 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Mr. Jackson gave his argument as to why the City is requesting to find the nature of these violations to be irreparable and irreversible.

Mr. Owen stated that he complied immediately. He stated that he tried to apply for a license since the HOA rules state they can rent for less than 30 days. He stated the property is used for personal use. He requested that the fine be reduced to \$0 since he was unaware of the City regulations.

Inspector Yates stated the property had been rented for a time since there were 22 reviews.

Mr. Jackson stated that HOA rules don’t trump City regulations.

There was further discussion regarding the HOA rules allowing less than 30 days 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 November 21, 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 # 3 - RTL 01-25-02 - E-Ola Enterprise UT LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **126 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 – 11/21/2024.

Mr. Nick Kazakow, owner, 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 November 21, 2024 and notified them the same day. He stated the advertising stopped on November 22, 2024. He stated the website shows a daily rate of \$66, 5 reviews, and rules state check in and out at 4 pm and 11 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Mr. Kazakow waived repetition of Mr. Jackson’s argument as to why the City is requesting to find the nature of these violations to be irreparable and irreversible and said he was listening carefully.

Mr. Riggio stated that Mr. Jackson’s argument will be incorporated into the record of this proceeding and Mr. Kazakow is welcome to comment on anything that was said.

Mr. Kazakow stated he was under the impression that he was allowed to do 30 day 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 November 22, 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 01-25-03 - Tibor and Lidiko Benke is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **145 Boysenberry LN.** Violation(s) – **Zoning violation - the property is zoned PD-G. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.** First Notified – 12/6/2024.

Tibor and Lidiko Benke came forward and were sworn in.

Inspector Yates stated the case was field generated and the property is zoned PD-G. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on December 6, 2024 and notified them the same day. He stated the advertising stopped on December 12, 2024. He stated the website shows a daily rate of \$115, 4 reviews, and rules state check in and out at 3 pm and 11 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Mr. Benke waived repetition of Mr. Jackson's argument as to why the City is requesting a finding that the nature of these violations are irreparable and irreversible.

Mr. Riggio stated that Mr. Jackson's argument, as stated in Case #2, RTL 01-25-01, will be incorporated into the record of this proceeding.

Mr. Benke stated that friends use the house to vacation and they use the Airbnb website to schedule time. He stated that all of the Airbnb money goes to food and drink. He stated the prices were set so high that no one would want to book the property and that it was not intended to be a rental. He stated he has received no gain from the rentals.

Mr. Jackson stated that all appearances indicate this is a vacation rental.

Mr. Riggio stated that the property has transient ownership and the zoning in this area allows only residents who live there full time.

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 December 12, 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 # 5 - RTL 01-25-04 - Allison Kristen Miller is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **276 Brookline 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 – 11/15/2024.

Ms. Susan Miller, mother of the Respondent, came forward and was sworn in. She stated she has permission to appear on her daughter's behalf.

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 November 15, 2024 and notified them the same day. He stated the advertising stopped on November 15, 2024. He stated the website shows a daily rate of \$140, and rules state check in and out at 4 pm and 10 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Ms. Miller waived repetition of Mr. Jackson's argument as to why the City is requesting to find the nature of these violations to be irreparable and irreversible.

Mr. Riggio stated that Mr. Jackson's argument from Case #2, RTL 01-25-01, will be incorporated into the record of this proceeding.

Ms. Miller stated she had nothing to say except that her daughter went to Costa Rica to work for 6 months and rented it while she was gone.

Mr. Riggio asked when the item went up.

Mr. Yates stated that he believes it is a new listing.

Ms. Miller stated it had been up for 3 days.

Mr. Riggio stated he was leaning toward reducing the fine for these circumstances.

Mr. Jackson stated he wanted to stay consistent.

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 \$750, payable within 30 days, be imposed and that the property is in Compliance as of November 15, 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 # 6 - RTL 01-25-05 - Michel J and Danielle D Carter is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **350 Auburn 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 – 11/22/2024.

Mr. Michel Carter appeared via Zoom 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 November 22, 2024 and notified them the same day.

He stated the advertising stopped on November 22, 2024. He stated the website shows a daily rate of \$167, and rules state check in and out at 4 pm and 10 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Mr. Jackson asked the Respondent if he heard his argument on why the violation is Irreparable and Irreversible in nature.

Mr. Carter asked Mr. Jackson to repeat and clarify his position on the detriment to hotels and motels.

Mr. Jackson repeated and clarified the effect on hotels and motels and the process for regulation.

Mr. Carter waived the remainder of the argument. He stated he has been the owner since September and uses it in the winter. He stated the Real Estate agent is managing the rental. He stated he removed and cancelled all future rentals. He requested that the fine amount be waived.

Mr. Riggio stated he will incorporate Mr. Jackson's previous argument given in Case #2, RTL 01-25-01 into the record.

There was discussion regarding Airbnb's available in Daytona that are unlicensed, some in his neighborhood. There was also discussion regarding places that allow and do not allow short-term rentals.

Mr. Carter stated they are part of an international home exchange.

Inspector Yates stated that is not allowed because it is still transient housing.

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 November 22, 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 01-25-06 - MP Lake Forest LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **500 Jimmy Ann Dr #111**. Violation(s) – **Zoning violation - the property is zoned MFR-20. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.** First Notified – 12/5/2024.

Ms. Marissa Jenkins, Property Manager and Ms. Deidra Davis, tenant, came forward and were sworn in.

Inspector Yates stated the case was field generated and the property is zoned MFR-20. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on December 5, 2024 and notified them the same day. He stated the Respondent is still actively advertising. He stated the website shows a daily rate of \$81, 2 reviews, and rules state check in and out at 4 pm and 10 am. He stated he believes the Respondent attempted to come into Compliance as the dates are blocked out but the ad has

not been taken down. He stated there have been no further stays and is asking for a continuance to assist them in removing the ad.

Mr. Riggio stated that Marissa has a lease so the property is tenant leased.

DISPOSITION: Mr. Riggio continued the case to the February 25, 2025 meeting for consideration of a fine.

CASE # 8 - RTL 01-25-07 - Portmore Construction LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **921 Gardenia Dr.** Violation(s) – **Zoning violation - the property is zoned BA. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.** First Notified – 11/8/2024.

Mr. Andre Osborne, owner, came forward and was sworn in.

Inspector Yates stated the case was field generated and the property is zoned BA. Short-term rentals, known as "Other Accommodations" are not a permitted use in this zoning district. He stated he first observed the violation on November 8, 2024 and notified them the same day. He stated the advertising stopped on January 15, 2025. He stated the website shows a daily rate of \$100, 61 reviews, and rules state check in between 3 pm and 10 pm and check out at 10 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$5,000.

Ms. Osborne waived repetition of Mr. Jackson's argument as to why the City is requesting to find the nature of these violations to be irreparable and irreversible.

Mr. Riggio stated that Mr. Jackson's argument from Case #2, RTL 01-25-01, will be incorporated into the record of this proceeding.

Mr. Osborne stated he lives there with his wife. He stated he was not here back in November and doesn't have an Airbnb. He stated it took him awhile to get the posting.

Inspector Yates stated the Respondent took down the ad while they were on the phone.

Mr. Osborn stated he has never had an Airbnb.

Inspector Yates stated the rental property is attached to a restaurant and storeroom at Mason and Gardenia. The inspector showed side by side pictures from the Trulia and Airbnb apps indicating the same property at this location.

There was further discussion regarding rental of the property, if someone else might have control of the property and rented it while the owner was out of town and that it was taken down during a phone call with the inspector.

Inspector Yates stated the compliance was remedied on January 15th and he is asking for a determination.

Mr. Riggio stated that the 61 reviews occurred when the owner was away and that he is willing to reduce the fine to \$2,500.

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 \$2,500, payable within 30 days, be imposed and that the property is in Compliance as of November 15, 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 # 1 - RTL 01-25-10 - BMS Holdings LLC is cited for failure to correct violations of Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3 & 308.1), at **543 Division St.** Violation(s) – Unsecured and unsanitary vacant structure & trash & debris. First Notified – 5/9/2024

Respondent was not present.

Inspector Sara Kirk came forward and was sworn in. She stated the owner was first notified and found in compliance on December 1, 2023 for unsecured and unsanitary vacant structure and trash and debris. She stated the property came into Compliance on July 3, 2024. She stated she first observed the property was back into Non-Compliance on October 2, 2024 with reinspection's of the repeat-violations continuing on November 6, 2024, November 21, 2024, December 4, 2024, January 2, 2025, January 8, 2025, January 15, 2025, January 21, 2025 and January 28, 2025. She stated the property is supposed to be vacant, but the doors and windows are not secured. She stated there were 2 individuals in the property this morning and the front door was open. The inspector submitted a police call log of calls for service at this address.

Mr. Riggio noted there were 15 calls for tress pass and arrests including 4 this month.

Inspector Kirk stated there is no water or electricity at this property.

Mr. Jackson stated there is a prior case and finding of Non-Compliance – CEB 04-24-68 and read aloud the violations in the International Property Maintenance Code, adopted by the City for the violations 301.3 and 308.1. He stated Florida law allows the City to fine the property \$5000 per occurrence for a repeat violation.

Inspector Kirk requested a finding of repeat violation and the imposition of a fine in the amount of \$5000 per occurrence for the 9 instances since the previous finding of Compliance.

DISPOSITION: *Mr. Riggio imposed a fine in the amount of \$5,000 per occurrence for the 9 occurrences that occurred on October 2, 2024, November 6, 2024, November 21, 2024, December 4, 2024, January 2, 2025, January 8, 2025, January 15, 2025, January 21, 2025 and January 28, 2025 and for any future violations may be returned to a subsequent hearing for consideration of the imposition of a fine.*

CASE # 9 - RTL 01-25-08 - Julyann Paola Borges Rodriguez is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **2426 Tulane Ave.** Violation(s) – **Zoning violation - the property is zoned MFR-40. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.** First Notified – 11/13/2024.

Ms. Julyann Rodriguez came forward and was sworn in.

Inspector Yates stated the case was field generated and the property is zoned MFR-40. Short-term rentals, known as “Other Accommodations” are not a permitted use in this zoning district. He stated he first observed the violation on November 13, 2024 and notified them the same day. He stated the advertising stopped on November 14, 2024. He stated the website shows a daily rate of \$65, 2 reviews, and rules state quiet time 7pm-11 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Ms. Rodriguez waived repetition of Mr. Jackson’s argument as to why the City is requesting a finding that the nature of these violations are irreparable and irreversible.

Mr. Riggio stated that Mr. Jackson’s argument, as stated in Case #2, RTL 01-25-01, will be incorporated into the record of this proceeding.

Mr. Rodriguez stated he did not know the law and now has a tenant with a 4-year contract. He stated he called the inspector and that he took the listing down the same day.

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 November 14, 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 # 10 - RTL 01-25-09 - Noah Dovberg is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **834-836 N Oleander 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 – 12/12/2024.

Mr. Noah Dovberg 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 December 12, 2024 and notified them the same day. He stated the advertising stopped on December 12, 2024. He stated the website shows a daily rate of \$66, 8 reviews, and rules state quiet time is 9 pm and 6 am. He stated the violation is irreparable and irreversible in nature and is asking for a fine in the amount of \$1,000.

Mr. Dovberg waived repetition of Mr. Jackson’s argument as to why the City is requesting a finding that the nature of these violations are irreparable and irreversible.

Mr. Riggio stated that Mr. Jackson’s argument, as stated in Case #2, RTL 01-25-01, will be incorporated into the record of this proceeding.

Mr. Dovberg stated his father passed and he inherited the property. He stated he has been cleaning it up and was renting to offset the expenses of refurbishing the property. He apologized and asked for a reduction.

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 \$750, payable within 30 days, be imposed and that the property is in Compliance as of December 12, 2024, and that any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence.

5. Miscellaneous Business

MB-1 - RTL 10-23-62 - 582 Revalo Blvd - Nalini & Arun Karamchandani is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2. 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 – 9/15/2023. **Order of Non-Compliance/Repeat Violation and Finding of Irreparable and Irreversible and Imposition of Fine imposed on October 24, 2023 in the fixed amount of Fifteen Thousand (\$15,000.00). Lien review in January 2024 was denied. Amount due \$15,000.00 plus \$24 recording fees – respondent has made \$9,000.00 in payments since February 2023. Total amount remaining on lien is \$6,024.00.**

Ms. Nalini Karamchandani appeared via Zoom and was sworn in.

Mr. Jackson stated a lien review was heard for Ms. Karamchandani in January of 2024 and was denied. He stated the Respondent's re-course is Circuit Court. Due to the irreparable and irreversible nature of the violation, the City allowed the Respondent to return for a lien review. He stated it is the policy of the City to allow Respondents who request to address the Magistrate be given that opportunity. He stated the City's position is not to rehear the lien review as they would be requesting no reduction however since the Respondent has been making regular payments up until the hurricane, when the property sustained damage, the City is willing to allow additional time for payment.

Ms. Karamchandani stated that she has been paying faithfully and did sustain significant damage to the property. She stated some of the damage was not covered by insurance.

Pictures were shown of the damage to the property and the damage was described.

After conferring with staff, Mr. Jackson stated they are willing to allow 3 months before any payment would be due and at that time, the Respondent can make monthly payment of \$250 until the lien is paid.

The Board Secretary pointed out that no interest has been added onto the fine at this time.

Ms. Karamchandani agreed.

DISPOSITION: *The Special Magistrate ordered that 3 months without payments due will be allowed by the City resuming payments in the amount of \$250 on May 1st. It is further ordered that as long as regular payments resume, the City will not start the interest on the lien.*

The meeting was adjourned at 12:18 pm.