
City of Daytona Beach Special Magistrate

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

David A. Vukelja, Special Magistrate
Robert J. Riggio, Special Magistrate

October 13, 2020 Minutes

Attendees:

David A. Vukelja, Special Magistrate
Robert J. Riggio, Special Magistrate

Staff present:

Mr. Anthony Jackson, Assistant City Attorney
Captain Scott Lee, Daytona Beach Police Department
Officer Cortland Lampe, Daytona Beach Police Department
Mr. Denzil Sykes, Neighborhood Services Manager
Mr. Mark A. Jones, Neighborhood Services Field Inspector
Mr. John Stenson, Lead Code Inspector
Mr. Tom Clig, Code Inspector
Mr. Michael Fitzgerald, Code Inspector
Mr. Daniel Garcia, Code Inspector
Ms. Sara Kirk, Code Inspector
Mr. Cliff Recanzone, Rental Inspector
Mr. Joe Graves, Audio/Video
Mr. Xavier Campbell, Audio/Video
Ms. June Barnes, Board Secretary

Approval of Minutes by:  Mr. David A. Vukelja, Special Magistrate

Approval of Minutes by:  Mr. Robert J Riggio, Special Magistrate

The meeting was called to order at 9:05 a.m.

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

Mr. Vukelja asked if there were any announcements.

Ms. Barnes announced the following cases in Compliance.

CASE # 19 - SMG 10-20-148 - Brishaun Enterprises Corp is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.3, 304.13), at **601 Vermont Ave.** Violation(s) – Overgrown grass, broken window, no address numbers. First Notified – 3/7/2020.

Compliance 10-12-2020

LR-1 SMG 10-19-243 - 881 Derbyshire Rd. - Ernest Omar & Annette Kashif is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.a; Art. 9 Sec. 9.2.A; City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297. Violation(s) – Parking in the yard, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL) and inspection. First Notified – 7/29/2019. **Order Imposing Fine/Lien of \$100.00 per day, effective December 5, 2019. Compliance - December 18, 2019. Amount due is \$1,300.00 plus \$24.00 recording costs and \$17.66 interest on first lien = \$1,341.66.**

Respondent was not present.

Mr. Anthony Jackson, Assistant City Attorney, stated the property is still in Non-Compliance on other matters and is not recommending a reduction.

Mr. Vukelja stated he was not going to hear the case as long as it is in Non-Compliance.

DISPOSITION: Mr. Vukelja denied the reduction of the fine without prejudice.

LR-2 1053 Audrey Dr - SMG 10-19-244 - Lisa Goberdan is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7); Ch. 26 Sec. 26-294; Ch. 90 Sec. 90-297, at. Violation(s) – Dilapidated fencing, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL) and inspection. First Notified – 7/29/2019. **Order Imposing Fine-Lien of \$75 dollars per day, effective November 7, 2019. Compliance = November 19, 2019. \$900 dollars plus \$250 one-time fine for failure to obtain Business Tax Receipt (BTR) plus \$24.00 recording costs plus \$58.16 interest on first lien = \$1,232.16.**

1025 Cadillac Drive - SMG 12-19-280 - Lisa Goberdahn 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 304.3); City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297. Violation(s) – No address numbers, landscaping, failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 9/6/2019. **Order Imposing Fine-Lien of \$100 dollars per day, effective January 21, 2020. Property is not in Compliance. \$15,000 dollars plus \$24.00 recording costs = \$15,024.00.**

ACTION TO BE TAKEN: Respondent is requesting a partial release of the property at 1245 Essex Road from the encumbrance of the above two City liens.

Mr. Kevin Hosein, husband, came forward and was sworn in.

Mr. Vukelja stated the Respondent is requesting the release of 1245 Essex from these two liens.

He stated he had no idea of the liens and that his wife, the owner and he relocated to Jacksonville and they did not receive any correspondence. He stated the property had been sitting empty for about a year and they had been in financial difficulty.

Mr. Vukelja asked the Respondent if he had contacted the City.

Mr. Hosein stated once they learned of the liens they had been working to get the licenses.

Mr. Jackson stated the issues were not resolved.

Mr. Vukelja stated he would give them 30 days to resolve the Non-Compliance issues with the City and address all of the violations.

Mr. Hosein stated he has the agreement for the license and he will address everything.

DISPOSITION: Mr. Vukelja continued the lien review to the next meeting.

LR-3 - SMG 02-20-24 - 415 N Halifax #102 TIDI Inc is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294; City Code Ch. 90 Sec. 90-297. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 9/18/2019. **Order Imposing Fine-Lien of \$100 per day, effective April 9, 2020. Compliance = August 18, 2020. \$14,400 plus \$24.00 recording costs = \$14,424.00.**

Mr. Matthew McLellan, attorney, came forward. He stated the owner, Tim Colby, is Canadian and is stuck there because of COVID. He stated he was estranged from his fiancé and her address was on all of the City forms. He stated she was also in another state and did not receive any mail. He stated the owner had no idea until a January 14th call. He stated the owner immediately obtained the license on the 19th and the inspection was not able to be inspected until March 18. He stated the inspection was called off month-after-month due to COVID through May. He stated the inspection took place on July 14 and the tenants informed the owner that there were issues. He stated the owner tried to get contractors in and ultimately the shower was fixed and the electrical outlets passed inspection 12 days later. He stated they are asking to remove the lien due to no inspections and no knowledge of violations.

Mr. Jackson stated the case started in September of 2019 and was posted. He stated the Notices were sent to the address on the tax roll. He stated the fine was imposed on July 14 and made retroactive to the April 9 Compliance date. He stated the Respondent has owned the property since 2009 and is currently occupied. He stated the City is recommending no reduction.

Inspector Mark Jones stated the Respondent needed an inspection and agreed that COVID was part of the reason inspection was not conducted however he stated the Respondent stated he was not ready until then. He stated the property owner owns 2 or 3 units in this development.

Captain Scott Lee stated there was a finding of Non-Compliance before COVID. He stated the fine was imposed back to before the COVID time and he believes that should be taken into consideration and would agree to reduce the amount of the fine to \$5,000.

Mr. McLellan requested further reduction. He stated the owner had to fix a hole in the wall and electrical outlet and the shower was leaky.

Mr. Jones stated they had a punched in doors and an outlet by the sink. He stated the first time he was in the unit was August 6 and the final inspection was August 19.

Mr. McLelland stated the tenants are still in place and they reimbursed the owner for the damages. He stated he also has a security deposit on the unit.

DISPOSITION: Mr. Vukelja reduced the amount of the fine to \$1,500 payable within 30 days.

LR-4 - SMG 01-18-10 - US Bank Trust NA as Trustee for LSF9 Master Participation Trust is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp IPMC 301.3, 302.3, 302.7, 303.2, 304.1, 304.6, 304.7, 304.9), at **1200 Sunland Road**. Violation(s) – Vacant structure and land; exterior property areas; swimming pool enclosure; exterior structure general; exterior structure walls; roofs and drainage; overhang extensions. First Notified – 10/13/2017. **(1) Order Imposing Fine-Lien of \$1,000 per day, effective January 30, 2018 to a maximum of \$15,000 for failure to secure the pool within 10 days and (2) a fine in the amount of \$200 per day, effective February 8, 2018 for Non-Compliance on all violations. Compliance = February 5, 2020. \$15,000 for first lien plus \$15,000 for second lien plus 24.00 recording costs = \$33,650.92.**

Mr. John Fabian, Realtor, came forward and was sworn in. He stated the Respondents only gained possession in September of this year and the violations were addressed as soon as possible. He stated the title was in litigation with the previous owners since the sale and they could not get access to the property.

Mr. Vukelja asked if any money exchanged hands for responsibility of these liens.

Mr. Fabian stated no and he was not involved when the property was purchased. He stated a certificate was issued but there was no access to the property.

Inspector Mark Jones stated that according to the property appraiser's report, US Bank Trust NA owned the property when the violations were written. He stated the property was posted. He stated the pool was ordered to be secured within 10 days and at the next month's hearing a fine was imposed for \$1000 per day for the pool and \$200 per day for the other violations. He pointed out the violations on the photos. He stated the pool and the property is now in Compliance as of July 27, 2018. He stated the fine stopped when it reached the maximums.

Mr. Fabian stated that the previous owners held up possession of the property since they purchased the property.

Mr. Jackson stated the City is recommending no reduction.

DISPOSITION: Mr. Vukelja denied the reduction of the fine.

CASE # 1 - SMG 09-20-138 - GEA Seaside Investments Inc. is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, at **21 S Peninsula Dr**. Violation(s) – No permit for central air system installation. First Notified – 6/3/2020.

Ms. Taniya Law Jimenez, attorney, came forward.

Mr. Jackson stated Inspector Stenson reports that the property remains in Non-Compliance.

Ms. Jimenez interrupted Mr. Jackson and stated she has appealed this case to the Circuit Court.

Mr. Jackson stated the Notice of Appeal does not stay the action of the lower tribunal.

There was discussion regarding the Appeal.

Mr. Jackson stated the property remains in Non-Compliance and no permits have been issued. He stated the City is requesting a fine in the amount of \$300 per day to a maximum of \$15,000.

Mr. Vukelja and Ms. Jimenez questioned the Inspector.

Mr. Stenson described the procedure to check to see if a permit has been issued and the procedure that Notice was given.

Captain Lee stated there are two other properties by this owner in running fine status.

DISPOSITION: Mr. Vukelja imposed a fine in the amount of \$200.00 per day, effective October 8, 2020, until the fine reaches a maximum of \$15,000.00 or the property is brought into Compliance.

CASE # 31 - SMG 10-20-172 - GEA Seaside Investment 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 301.3, 304.1.1), at **S Grandview Ave (Parcel ID# 5304-01-11-0120)**. Violation(s) – Damaged accessory structure retaining wall with peeling or flaking of the paint. Leaning, cracking and bulging of wall or segments with encroachment by leaning over sidewalk. Unless proper actions are taken, a damaged wall can collapse possibly causing more damage or injury. Vacant lot maintenance. First Notified – 4/28/2020.

Mr. Vukelja asked the Respondent if she agrees the violations existed at the time Notice was given.

Ms. Jimenez stated no.

Mr. Jackson stated the Inspector reports the property is still in Non-Compliance.

Mr. Fitzgerald stated the issue is a damaged wall which is dangerous and needs to be repaired.

Ms. Jimenez questioned the inspector.

DISPOSITION: Mr. Vukelja continued the case to the November 10, 2020 meeting for the determination of Compliance or

Mr. Vukelja called for a recess at 10:18 a.m.

The meeting resumed at 10:25 a.m. with Mr. Robert J. Riggio as Special Magistrate.

CASE # 2 - SMG 03-20-41 - Warren & Ruth Trager is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.7), at **331 Dr Mary M Bethune Blvd**. Violation(s) – Failure to maintain roof in good repair. First Notified – 4/11/2018.

Mr. Warren Trager came forward and was sworn in.

Denzil Sykes, Neighborhood Services Manager, stated he is asking to amend to the next cutoff. He stated a contract has been submitted for demolition and that they are dealing with asbestos removal right now.

Mr. Trager stated they will be delivering a bobcat and dumpster today and will start asbestos removal tomorrow. He stated demolition would then follow.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 or be returned to a subsequent meeting for consideration of the imposition of a fine up to \$1,000 per day.

CASE # 37 - SMG 10-20-161 - Ormond Beach Ventures I, LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.6, 302.7, 304.2, 304.4, 304.5, 304.6, 304.10, 304.12, 304.13, 304.14), at **222 N Oleander Ave.** Violation(s) – Unsafe stairs and maintenance, protective treatment worn and faded, exterior surfaces with holes and cracks. First Notified – 1/9/2020.

Mr. Matthew Lynn, Esq, came forward.

Mr. Fitzgerald stated there are life safety issues on the property in regard to some stairs in the rear. He stated it is a fire exit and the metal is rusted through. He stated he is asking for a finding of Non-Compliance and next cutoff to come into Compliance.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to return to the November 10, 2020 meeting for the determination of a Compliance date. It is further ordered that Respondent must secure the stairs within 5 days or be returned to a subsequent meeting for consideration of the imposition of a fine.

CASE # 42 - SMG 10-20-176 - Sunoco Retail LLC is cited for failure to correct violations of The Land Development Code, Sec 5.3; Sec. 42-242; Sec. 42-244; Sec 5.3; Art. 5 Sec. 5.4.C.4.B.ii; Art. 6 Sec. 6.1; City Code Ch. 90 Sec. 90-297, at **1200 S Atlantic Ave.** Violation(s) – Truck event 2020 accessory uses, outside activities, no amplified sound permit, parked vehicles and people congregating and playing music which disturbs the peace and quiet of adjoining properties, private disturbances or nuisances, unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel. First Notified – 9/24/2020.

Faride Perez (Sunoco account manager in FL) and Daveda Miller came forward and were sworn in.

Mr. Fitzgerald presented pictures proving that multiple trucks were present, playing music, congregating at this location during truck week. He stated he is asking for a will-fine.

Captain Scott Lee came forward and stated that this was during a special event. There was a need for a heavy police presence at this address throughout the weekend. There was no action taken by property owners.

DISPOSITION: Mr. Riggio found the Respondent was formerly in non-Compliance and is now in Compliance and ordered a will-fine for future occurrences with consideration of a fine up to \$5,000 per occurrence.

CASE # 36 - SMG 10-20-171 - New Life Bible Church TRC 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 304.1.1, 304.2, 304.6, 304.13, 304.13.1, 304.13.2), at **507 5th Ave.**

Violation(s) – Damaged window frames unable to open, broken windows and glass in a water resistant, boarded up windows from the interior, damaged cracking exterior surfaces with structural deficiencies, damaged east side gate, faded and peeling paint and cracks. First Notified – 4/6/2020.

Mr. Bruce Hochstetler, attorney and Dennis Huth came forward and were sworn in.

Mr. Fitzgerald stated that he has had contact with representatives at the church and there have been no permits and no work done.

Mr. Hochstetler stated that they believe they will be able to get architects out to the property to address the issues. He stated that issues not requiring structural engineers have been addressed and requested an extension.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 4 - SMG 08-20-106 - Pelican Bay Golf Club LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.3, 302.4, 302.7), at **550 Sea Duck Dr.** Violation(s) – Minimum maintenance standards for commercial sidewalks and driveways, weeds, accessory structures, site appearance standards. First Notified – 2/17/2019.

Jessica Gow (attorney) came forward and was sworn in.

Inspector Cliff Recanzone stated that the bridges at this property have been condemned. All bridges have been blocked off.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 3 - SMG 09-20-139 - Masonova, LLC is cited for failure to correct violations of The Land Development Code, Art. 10 Sec. 10.1; City Code Ch. 90 Sec. 90-297, at **1021 Mason (1063 Mason Ave).** Violation(s) – Unpermitted/unlicensed activity at 1063 Mason Ave; failure to obtain Business Tax Receipt (BTR). First Notified – 8/1/2020.

Luke B McCoy Sr and Luke B McCoy Jr came forward and were sworn in

Captain Scott Lee stated that they are seeking a will-fine for this property. He stated that the services being rendered at this property did not match that listed with their Business Tax

Receipt (BTR). He stated that the BTR that was issued was incorrect and Mr. McCoy would have been in Compliance had the BTR been correct. He stated police located a flyer for an event that was inspected and upon inspection it was found that there was a cover, lights, music, bar, etc. Video footage showed a night club setting inside and a parking lot party setting outside. This would require the owner of the property to have a BTR that allows this type of activity.

Mr. McCoy Sr stated that after getting his original Business License, he was contacted by the City of Daytona Beach advising that there was an error and the wrong BTR was issued. He stated that with this event he was unaware of a cover charge. He stated that half of the cars that were in the lot are from people in the Bingo building.

Mr. Jackson stated that even after the corrected BTR was issued, there were still violations that occurred such as a cover charge. Mr. Jackson stated that the City and Mr. McCoy have been working together and requested a will-fine for this property.

Mr. Riggio stated that he has an issue with the BTR being issued incorrectly.

Mr. McCoy stated that he and his family are not interested in owning a night club.

DISPOSITION: Mr. Riggio dismissed the Notice of Violation for the August 1, 2020 event.

Mr. Riggio adjourned the meeting at 12:57 p.m.

The meeting was resumed at 1:10 p.m.

CASE # 5 - SMG 09-20-140 - In Land I Trust LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8), at **336 Hobart Ave.** Violation(s) – Outside storage, overgrown grass, overgrown bushes and trees, damaged fence, damaged fascia, damaged soffit, peeling paint, broken windows. First Notified – 9/27/2019.

Mr. Chung Tien came forward and was sworn in.

Inspector Daniel Garcia stated that originally the owner of the property was going to have the tenants evicted. He stated the owner decided to work with the tenants and the property owner will rectify the necessary repairs. He requested to amend until next cutoff.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 7 - SMG 08-20-125 - ACL Realty 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, 304.1.1, 304.2, 304.4, 304.6, 304.13.1, 304.13.2, 304.15), at **345 Garden St.** Violation(s) – No permit, abandoned vacant building, damaged exterior surfaces, paint fading and peeling, damaged windows and doors. First Notified – 10/22/2019.

Mr. Carlos Lira came forward and was sworn in.

Mr. Fitzgerald stated that the owner is working on getting the property demolished and requested to amend to January cutoff.

Mr. Lira asked for 45 days.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 10 - SMG 09-20-133 - Domco Inc is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.C.4; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.7, 304.2, 308.1, 308.2, 308.2.1, 308.3, 308.3.1, 308.3.2), at **715 Mason Ave.** Violation(s) – Overflowing dumpster (trash on the ground), paint fading and peeling. First Notified – 1/16/2020.

Mr. Dominick Dellanoy came forward and was sworn in.

Mr. Fitzgerald stated that the property is still in Non-Compliance and requested a fine of \$400 per day to a maximum of \$20,000.

Mr. Dellanoy stated that he had the building pressure washed and re-painted. He stated that there are people going through the garbage cans and making a mess.

Mr. Jackson stated that this property is a main City thoroughfare and that the property has not had a lot of updates that are needed.

DISPOSITION: Mr. Riggio imposed a fine of \$400 per day, effective October 13, 2020, to a maximum of \$20,000 or until Compliance is achieved.

CASE # 8 - SMG 08-20-117 - Alegria Investments LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 304.2), at **128 S Atlantic Ave.** Violation(s) – Maintenance/commercial structure. First Notified – 10/2/2019.

Mr. Shlomi Behore and Mr. Zacan came forward and were sworn in.

Mr. Fitzgerald stated that the owners will be giving the Magistrate a timeline for demolition of the building. He stated the property is secured.

Mr. Behore stated that on September 17, 2020 they applied for a demo permit and are waiting on the City's approval.

Captain Lee advised that there are a lot of individuals that have to approve the plans for this property and requested to amend to the next cutoff.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 9 - SMG 08-20-118 - Alegria Investments LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.E.2; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.6, 304.7), at **126 S Atlantic Ave.** Violation(s) – Maintenance/commercial structure. First Notified – 10/3/2019.
(Continuation of Case # 8)

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 12 - SMG 08-20-122 - ING Investor Group is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.1.1, 304.2, 304.6, 304.7, 304.8, 304.9, 304.10, 304.12, 304.13, 304.13.1, 304.15, 305.1, 305.1.1, 305.3, 305.6, 308.1), at **875 Dr. Mary M Bethune Blvd.** Violation(s) – Dilapidated building. First Notified – 8/6/2019.

Mr. Irving White came forward and was sworn in.

Mr. Fitzgerald stated that there is active work being done on the property.

Mr. White stated that there is drug activity happening next to his property while he is working.

Captain Lee stated he was going to reach out to the Patrol supervisor in that area to monitor it.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 15 - SMG 04-20-83 - Bulldog LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.7.A, at **608 Butler Blvd.** Violation(s) – Parking on the grass. First Notified – 12/12/2019.

Mr. Chris Cornice came forward and was sworn in.

Inspector Tom Clig stated that the permit was approved and he is requesting that this be amended to the next cutoff.

Mr. Cornice stated he believes that the work will be starting within a week.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 20 - SMG 10-20-147 - Community Church of God In Christ of Daytona Beach FL, Inc. is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2, 304.7, 308.1), at **400 Henry Butts Dr.** Violation(s) – Damaged roof, dirty exterior surface, trash and debris. First Notified – 11/8/2019.

Ms. Tabitha Kenchin came forward and was sworn in.

Inspector Daniel Garcia stated that the trash and debris has been removed. He stated that he had not had contact until recently. He stated that the roof is deteriorating.

Ms. Tabitha stated that they have started working on the church. She stated they are seeking funding to help with the roof and is hoping it will be done by January. She stated the pastor is elderly and unable to do any of the work. She stated she has just taken this on.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 21 - SMG 10-20-157 - Vasken of Florida Inc is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 304.2, 304.6, 304.13), at **401 Mason Ave.** Violation(s) – Overgrown grass, trash & debris, broken windows, outside storage/Porta potty and peeling paint. First Notified – 6/29/2020.

Mr. Basken Fakragian came forward and was sworn in.

Mr. Garcia stated that this was a citizen complaint and that it is still in non-Compliance. He stated he recently got in touch with the owner and the owner said that they are working on it. He requested we amend to the next cutoff.

Mr. Fakragian stated that he was given a timeline of 10-15 days.

Captain Lee stated that cars without tags are not permitted to park on the right of way.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 22 - SMG 10-20-149 - 1350 Partners LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.3), at **1350 Virginia Ave.** Violation(s) – Failure to maintain trash pickup. First Notified – 3/7/2020.

Ms. Diane Young, Property Manager, came forward and was sworn in.

Inspector Tom Clig stated that garbage removal is an ongoing issue at this property.

Ms. Young stated she became the Property Manager in January of 2020. She stated that the bulk items are coming from all over the neighborhood. She stated that enclosing the dumpster has not helped. She stated they are working on signage and eventually fencing.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 26 - SMG 10-20-156 - Pelta Re Ventures LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 1; Art. 5 Sec. 5.3; Sec. 17D; Sec. B19ii, at **1624 S Atlantic Ave.** Violation(s) – Outside activities and uses. First Notified – 9/6/2020.

Mr. Troy Antonic came forward and was sworn in.

Mr. Clig stated that this was an issue during the truck event where police were also present. He stated the owner had no one there to manage the property and gave suggestions of security, etc to prevent this from happening again.

Mr. Antonic stated that he will work with Code Officers to be made aware of upcoming events.

DISPOSITION: Mr. Riggio found that the Respondent was previously in Non-Compliance and is now in Compliance and ordered a will-fine for future occurrences with consideration of a fine up to \$5,000 per occurrence.

CASE # 30 - SMG 10-20-159 - Anthony Vitale 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 304.10, 304.12), at **201 N Oleander Ave.** Violation(s) – No permit for back balcony. First Notified – 5/26/2020.

Mr. Steven Van Arnom, General Contractor, came forward and was sworn in.

Mr. Fitzgerald came forward and stated that the permit was issued and that the general contractor will need more time. He requested Non-Compliance and next cutoff to come into Compliance.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 33 - SMG 10-20-166 - G & Y Investments LLC is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.4, 304.1, 304.2, 304.3, 304.10, 304.11, 304.12, 304.13, 304.13.1, 304.13.2, 304.15, 307.1), at **223 N Peninsula Dr.** Violation(s) – Abandoned building. First Notified – 4/6/2020.

Ms. Gloria Gonzales came forward and was sworn in.

Captain Lee stated that the Building Department has been involved with this and asked for a January cutoff.

Mr. Fitzgerald requested that they maintain the lawn during the process.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 38 - SMG 10-20-163 - S T and Irene Koutouzis etal is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.10.B; Art. 6 Sec. 6.10.D; Art. 6 Sec. 6.10.E; Art. 6 Sec. 6.10.2 ; Art. 6 Sec. 6.10.J; Art. 6 Sec. 6.10.I; Art. 6 Sec. 6.10.14; Art. 6 Sec. 6.10.15; Art 6 Sec. 6.10.E.1; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.6.1; Art. 6

Sec, at **525 N Atlantic Ave.** Violation(s) – No permit for multiple types of signs including but not limited to wall signs, window signs, architectural embellishments. Failure to obtain Business Tax Receipt (BTR) for rental of low-speed vehicle, outside display of merchandise for rent of low-speed vehicle and bicycles, outside storage and trash, damaged concrete sidewalk and driveway, damaged exterior wall including cracking; faded and peeling paint, exterior electrical outlets damaged, plants growing in gutters, exterior non-working plumbing, hose coming through a vent in wall that was not installed by a professional plumber, standing water in backside of building. First Notified – 6/22/2020.

Mr. Joe Hopkins, agent for the property owner, and Irene Koutouzis came forward and were sworn in.

Mr. Fitzgerald stated that the sign permit for this location does not permit more than one sign. He stated that there has to be a revision to the BTR to allow for low speed vehicle rentals and is asking for next cutoff to come into Compliance.

Ms. Koutouzis stated that she was not aware that the permits needed updating.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 32 - SMG 10-20-164 - Kanwaljit Singh 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 302.1, 302.3, 304.7, 604.3), at **617 E Intl Speedway Blvd.** Violation(s) – Outside storage and trash and debris, damaged asphalt, cracks, uneven surface, driveways and parking including striping, temporary signs, window signs and merchandise block the view into the building, damaged rain gutters, electrical hazards on exterior, damaged exterior surfaces, faded and peeling paint, rust. First Notified – 4/9/2020.

Rajat Cambo, son of property owner, came forward and was sworn in.

Mr. Fitzgerald stated that there has been work done but it is not done yet and requested to amend to the next cutoff.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 39 - SMG 10-20-169 - SIG Global Family Limited Partnership is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.10.G; Art. 6 Sec. 6.12.D; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.1, 302.3, 302.3, 302.7, 304.1, 304.2, 304.6, 304.7 304.9, at **509 E Intl Speedway Blvd.** Violation(s) – Exterior rotted siding, window and door frame wood on the exterior surfaces and roof members, missing soffits, cracked and missing retainer walls, unused street sign pole, damaged fence, damaged driveway, trash accumulation and weeds. First Notified – 9/18/2020.

Mr. Lucas Cruiser came forward and was sworn in.

Mr. Fitzgerald stated that there has been work done but it is not done yet and requested to amend to the next cutoff.

Mr. Cruizer stated that the property is set to be demolished on December 1, 2020.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by January 6, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 40 - SMG 10-20-170 - SIG Global Family Limited Partnership is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2, 304.7, 304.13), at **216 S Wild Olive Ave.** Violation(s) – Windows, roof damage, peeling paint. First Notified – 5/1/2020.

This is a continuation of case # 40.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by January 6, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 41 - SMG 10-20-165 - Stonegate Properties LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.1, 302.3, 304.2, 304.4, 304.6, 304.8, 304.10, 304.12, 304.13.1, 304.13.2, 304.15, 305.3, 307.1, 604.3, 604.3.2, 605.1, 605.2, 605.2, 605.2); Ch. 90 Sec. 90-297, at **126 S Oleander Ave.** Violation(s) – Damaged fence, concrete driveway and walkway cracked and uneven, damaged exterior surfaces including siding, rotten wood, cracks in stucco, peeling paint, damaged interior surfaces of garage, loose electrical wiring, outside storage, trash and debris including storage under stairs and tarps, damaged stairs including rotten wood, damaged exterior doors and locks, damaged porch ceiling including rotten wood and paint fading and peeling, no exterior light fixture, non-working exterior electrical, dirt and grime, mold and mildew, building exterior back porch has rotten wood including railings and extensive damage, boarded up windows, Business Tax Receipt (BTR) expired 9/18/2018. First Notified – 5/5/2020.

Mr. Jack Caracosia came forward and was sworn in.

Mr. Fitzgerald stated the property remains in Non-Compliance and requested that it be ordered to come into Compliance by the next cutoff.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by January 6, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 43 - SMG 10-20-173 - Titan Development Partners LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 308.1, 308.2), at **404 5th Ave (203 S Hollywood).** Violation(s) – Outside storage. First Notified – 6/16/2020.

Mr. Gabriel Perez, Manager, came forward and was sworn in.

Mr. Fitzgerald stated that the property is in Non-Compliance and requested that it come into Compliance by next cutoff.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by November 4, 2020 or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 6 - SMG 08-20-108 - MasRoc Land LP 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 308.1); Sec. 78-112, at **N Beach St (Parcel #4244-01-36-0201)**. Violation(s) – Unsanitary condition, overgrown grass, weeds, branches, bushes, hedges, rubbish and garbage. First Notified – 5/26/2020.

Respondent was not present.

Mr. Daniel Garcia stated there has been progress but the property still needs work and requested to amend to the next cutoff.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until November 4, 2020 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 11 - SMG 09-20-129 - Hostdime.com, Inc. is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.A.4; Art. 9 Sec. 9.2.A. (Ref. FBC Supp. IPMC 301.3, 302.7), at **Dr Mary M Bethune Blvd (Parcel ID# 5238-27-00-0010)**. Violation(s) – No lot maintenance, overgrown trees and bushes (sleeping in overgrown bushes), outside storage, trash and debris, damaged chain link fence. First Notified – 2/12/2020.

Respondent was not present.

Mr. Fitzgerald stated that the property remains in non-Compliance requested a fine of \$200 per day.

DISPOSITION: Mr. Riggio Imposed a fine in the amount of \$200 per day, effective October 13, 2020, to a maximum of \$15,000 or until Compliance is achieved.

CASE # 13 - SMG 06-20-114 - FCV Investments LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.2.H.4; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.2, 304.13); City Code Ch. 90 Sec. 90-297, at **123 Jean St**. Violation(s) – Unlicensed car/storage business, parking on grass, boarded and blocked windows, rust. First Notified – 8/28/2019.

Mr. Caldwell, attorney, came forward.

Mr. Jackson stated that he has been in communication with the attorney of the owner of the property.

Mr. Caldwell stated that they are working on designating the usage for the property with the City.

Captain Lee requested a January Cutoff.

DISPOSITION: Mr. Riggio ordered that the current Order of Non-Compliance be amended and allowed the Respondent until January 6, 2021 to come into Compliance or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 14 - SMG 09-20-128 - Villa Jardine LLC is cited for failure to correct violations of The Land Development Code, Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.14, 402.2 & 504.1), at **203 Oak Tree Cir.** Violation(s) – Ineffective exterior lighting, plumbing leak, dilapidated fence and insufficient insect screens. First Notified – 2/28/2020.

Respondent was not present.

Inspector Sara Kirk stated that there are minor violations that are not corrected. She stated she has had no contact since May and is asking for \$100 per day fine up to \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 per day, effective October 13, 2020, to a maximum of \$15,000 or until Compliance is achieved.

CASE # 17 - SMG 10-20-158 - Ouaida Group LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3, 302.7), at **S Martin Luther King Blvd (Parcel ID# 5339-03-71-007A)**. Violation(s) – Overgrown lot and damaged fence. First Notified – 7/21/2020.

Respondent was not present.

Ms. Kirk stated there has been no communication and is asking for next cutoff.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come in Compliance by the November 4, 2020 cutoff or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 18 - SMG 10-20-150 - Pizza Hut of Titusville 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 302.7), at **Goodall Ave (Parcel ID# 5309-13-03-0260)**. Violation(s) – Dirt and grime on deteriorating exterior wall. First Notified – 2/28/2020.

Respondent was not present.

Ms. Kirk stated there has been contact and asked for Compliance by the next cutoff.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come in Compliance by the November 4, 2020 cutoff or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 23 - SMG 10-20-155 - Abdulwahab F N Al Qatami & Faisal Al Qatami Steel Bldg is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 2.H.7.A; Art 6 Sec. 1; Art. 5 Sec. 5.3; Sec. 17D; Sec. B19ii, at **Fremont Ave (Parcel ID# 5339-90-08-0040)**.

Violation(s) – Parking on the grass, outside activities without a permit. First Notified – 9/6/2020.

Respondent was not present.

Mr. Clig stated that this was a violation that took place during a truck event. He stated it came into Compliance due to police clearing the area and is asking for a will-fine.

DISPOSITION: Mr. Riggio found Respondent was previously in Non-Compliance and is now in Compliance and for any future violations may be returned for consideration of a fine up to \$5,000 per occurrence.

CASE # 24 - SMG 10-20-153 - DeNure Holdings Inc is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 1; Art. 5 Sec. 5.3; Sec. 17D; Sec. B19ii, at **1620 S Atlantic Ave.** Violation(s) – Outside activities and uses. First Notified – 9/5/2020.

Jessica Gow (attorney) came forward and was sworn in.

Inspector Tom Clig stated that this is another truck event citation. He stated that there was a gathering outside and the front desk clerk had a tow truck come. He stated the property came into Compliance the same day and is requesting a will-fine.

Captain Scott Lee stated that Police had to come to clear out the lot at the event.

Ms. Gow stated that they are going to do what they can to close off the lot for future events.

DISPOSITION: Mr. Riggio found the Respondent was previously in non-Compliance and is now in Compliance and ordered a will-fine and for future occurrences may be returned to the Magistrate for consideration of a fine up to \$5,000 per occurrence.

CASE # 25 - SMG 10-20-154 - Edmonds Family Partnership LLLP is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 1; Art. 5 Sec. 5.3; Sec. 17D; Sec. B19ii, at **S Atlantic Ave (Parcel ID# 5309-35-00-0010)**. Violation(s) – Outside activities and uses. First Notified – 9/5/2020.

Respondent was not present.

Mr. Clig stated this was during a truck event and requested a will-fine status.

DISPOSITION: Mr. Riggio found the Respondent was previously in non-Compliance and is now in Compliance and ordered a will-fine and for future occurrences may be returned to the Magistrate for consideration of a fine up to \$5,000 per occurrence.

CASE # 27 - SMG 10-20-151 - Three Oaks Inn LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 301.3), at **331 S Palmetto Ave.** Violation(s) – Failure to maintain lot, overgrown grass and weeds. First Notified – 4/22/2020.

Respondent was not present.

Mr. Clig stated that there has been no contact and is asking to amend to next cutoff.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by November 4, 2020 or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 28 - SMG 10-20-175 - Daytona Hospitality II LLC & Colonial Hospitality LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 1, at **930 N Atlantic Ave.** Violation(s) – No permit for outside activities and uses, prohibited assembly. First Notified – 9/4/2020.

Respondent was not present.

Mr. Clig stated he has had contact and is asking for a will fine status. He stated this was a truck event.

DISPOSITION: Mr. Riggio found the Respondent was previously in Non-Compliance and is now in Compliance and ordered a will-fine and for future occurrences may be returned to the Magistrate for consideration of a fine up to \$5,000 per occurrence.

CASE # 16 - SMG 10-20-145 - Ralph Meitin Family Partnership LTD is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.10.D, at **1500 S Nova Rd.** Violation(s) – Putting up a sign without a permit. First Notified – 1/27/2020.

Respondent was not present.

Mr. Recanzone stated that he was cited for no permit and that no permit has been issued. He stated he is looking for next cutoff for Compliance.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by the November 4, 2020 cutoff or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 29 - SMG 10-20-174 - 500 Seabreeze LLC is cited for failure to correct violations of The Land Development Code, Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.B; Art. 6 Sec. 6.19.A.4; Art. 6 Sec. 6.12.D; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 304.2), at **500 Seabreeze Blvd (502 Seabreeze Blvd).** Violation(s) – Failure to license. Maintenance/Commercial store front patio dirt and grime. First Notified – 1/15/2020.

Respondent was not present.

Mr. Fitzgerald requested that the property come into Compliance by next cutoff.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by the November 4, 2020 cutoff or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

CASE # 34 - SMG 10-20-167 - Help U Now Consulting Corp & Allen Hyppolite 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), at **446 N Keech St.** Violation(s) – Overgrown grass and weeds, damaged chain link fence. First Notified – 2/10/2020.

Respondent was not present.

Mr. Fitzgerald requested a will-fine for this property.

DISPOSITION: Mr. Riggio found the Respondent was previously in Non-Compliance and is now in Compliance and ordered a will-fine and for future occurrences may be returned to the Magistrate for consideration of a fine up to \$5,000 per occurrence.

CASE # 35 - SMG 10-20-168 - Marie Therese Couture Petit 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 304.2), at **315 N Grandview Ave.** Violation(s) – No permit for two new sheds, paint fading and peeling. First Notified – 4/7/2020.

Mr. Fitzgerald requested the property come into Compliance by next cutoff.

DISPOSITION: Mr. Riggio found the Respondent in Non-Compliance and ordered the Respondent to come into Compliance by the November 4, 2020 cutoff or be returned to a subsequent meeting for consideration of a fine up to \$1,000 per day.

Mr. Riggio asked for any Miscellaneous Business and there was none.

The meeting was adjourned at 3:38 p.m.