
City of Daytona Beach Special Magistrate

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

Robert J. Riggio, Special Magistrate

June 22, 2021 Minutes

Attendees:

Robert J Riggio, Special Magistrate

Staff present:

Mr. Gary Glassman, Assistant City Attorney

Scott Lee, Police Captain

Cortland Lampe, Police Liaison

Mr. Cliff Recanzone, Rental Inspector

Ms. LaWanda Tomengo, Rental Inspector

Mr. Kevin Yates, Rental Inspector

Mr. Steven Cole, Rental Inspector

Ms. June Barnes, Board Secretary

Mr. Denzil Sykes, Neighborhood Services Manager

Mr. Joe Graves, Audio/Visual

Mr. Xavier Campbell, Audio/Visual

Approval of Minutes by:  Special Magistrate

Mr. Riggio called the meeting to order at 9:03 a.m.

Ms. Barnes announced the following cases in compliance.

CASE # 6 - RTL 03-21-64 - Central Florida Community Development Corp Inc is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 601 Van Ness St. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 4/20/2020.

Compliance 6/18/2021

CASE # 18 - RTL 02-21-46 - Robert L S Taggart Jr is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 721 Marion St. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/4/2020.

Compliance 6/18/2021

Ms. Barnes swore in members of the staff who will be testifying.

Mr. Riggio called the first case.

CASE # 2 - RTL 06-21-121 - Margaret W Pyke EST & Thomas J Willis EST is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 712 Clark St. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/21/2020.

Ms. Erica Johnson, attorney for Ms. Sue Willis, appeared via Zoom.

Mr. Riggio explained the case indicating that Ms. Johnson was assisting the heirs in taking ownership of the property.

Inspector LaWanda Tomengo stated she has been in contact with Ms. Willis who was the spouse of Mr. Willis, who is deceased. She stated she is requesting a finding of Non-Compliance and next cutoff to come into Compliance.

Ms. Johnson stated she received the Order of Administration for ½ of the ownership from the Circuit Court and is expected the other any time. She stated she believes the property can be in Compliance by the next cutoff.

DISPOSITION: Mr. Riggio found the property in Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 15 - RTL 05-21-111 - Lawrence Starks Jr & Margaret Allen is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 553-551 South St. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/11/2020.

Ms. Cynthia Starks appeared via Zoom and was sworn in.

Inspector Tomengo stated she scheduled a rental inspection on May 27 and it was cancelled. She stated the property had no utilities and she had no access to the unit at 553. She stated Inspection occurred on June 16th and due to renovations there was progress on both units. She stated she is asking to amend to the next cutoff for Compliance.

Ms. Starks agreed.

DISPOSITION: Mr. Riggio amended the previous order of Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 19 - RTL 03-21-71 - Viraphanh Ratanavong & Anthony Ratanavong is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 634 Eldorado St. Violation(s) – Failure to obtain Business Tax Receipt (BTR), failure to obtain Rental License (RTL). First Notified – 5/15/2020.

Mr. Anthony Ratanavong appeared via Zoom and was sworn in.

Inspector Tomengo stated there was a delay in windows for the downstairs unit and the Respondent has received notice they are scheduled to be delivered. She stated the top unit is being rented without a license and needs to be inspected. She stated she is asking for a fine in the amount of \$100 per day to a maximum of \$15,000 until Compliance is achieved.

Mr. Ratanavong stated he has been waiting for windows since February and that he follows up every two weeks. He stated he is requesting next cutoff.

Inspector Tomengo stated the windows are supposed to be installed next week and she has an inspection scheduled. She stated she saw someone sitting downstairs and discovered they are the renters in the top unit. She stated the Respondent is collecting rent on the top unit and she has not been able to inspect and it does not have a Rental License.

Mr. Glassman stated he understands the need to give leniency on the windows but there are two separate things going on.

Mr. Riggio stated he intended to order a fine before the next hearing. There was discussion as to the date the lien should be imposed.

DISPOSITION: Mr. Riggio amended the current order of Non-Compliance and ordered that a fine in the amount of \$100 dollars per day be automatically imposed if the inspection on the second story apartment does not pass by July 6, 2021. It was further ordered that the remaining violations to the first floor for windows and door come into Compliance by July 21, 2021 or the case will be returned to the July 27, 2021 meeting for consideration of the imposition of a fine.

CASE # 1 - RTL 06-21-120 - Nanette G Singler TR is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 332 Bartley Rd. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 11/2/2020.

Respondent was not present.

Ms. Tomengo stated the owner submitted a Rental Application on November 3rd. She stated she inspected the property in January and it failed. She stated she had no contact with the owner until she posted the property. She stated she spoke to the owner on June 10th and she is coordinating repairs. She stated she is asking for a finding of Non-Compliance and next cutoff to come into Compliance.

DISPOSITION: Mr. Riggio found the property in Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 5 - RTL 11-20-118 - Joseph Leonard Risse Jr is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 1158 Hampton Rd. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/9/2020.

Mr. Joseph Risse came forward and was sworn in.

Inspector Kevin Yates stated the property was inspected on June 15th and he observed a lack of progress. He stated he is requesting a fine in the amount of \$100 per day to a maximum of \$15,000.

Mr. Risse stated he had a marathon work schedule and that he had fixed some of the items. He stated the remainder is some painting which was postponed due to the weather and a hurricane fence.

Inspector Yates stated he discussed the roof leak with the Respondent in April of 2020 and multiple times he told him it had been fixed. He stated some of the repairs look like they used packing tape. He stated the Respondent called him out to do an inspection because the work was done but it was not done. He stated there is leaking in the ceiling through the patchwork that was done.

Mr. Risse stated there is only so much he can do. He stated he has a handyman.

Mr. Gary Glassman, Assistant City Attorney, stated the case has been going on since May of 2020 and there is no proof that the work is done.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 dollars per day, effective June 22, 2021, to a maximum of \$15,000 or until compliance is achieved.

CASE # 13 - RTL 03-21-66 - John L Dunbar is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 732 Edwards St. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 4/15/2020.

Mr. John Dunbar and Ms. Marilyn Dunbar came forward and were sworn in.

Inspector Cole stated he has been in contact with the Respondent and they are making progress. He stated they have applied for a use determination.

Ms. Dunbar stated planning said the apartment was in a single family area and at some point there was no application to keep 3 apartments.

Inspector Cole stated the City denied the request for 3 apartments and he is requesting to amend to the next cutoff for compliance.

Mr. Riggio asked if this is the property where their son lives? He stated it is clearly a problem when a family member lives in an apartment.

Ms. Dunbar stated yes.

DISPOSITION: Mr. Riggio amended the previous order of Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 16 - RTL 05-21-118 - Marie Carolle Catul is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 815 Vernon St. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/22/2021.

Ms. Carolle Catul came forward and was sworn in.

Inspector Tomengo stated she had contact with the owner on June 16th. She stated the property is tenant occupied and attempts to schedule the inspection were met with difficulty from the tenants. She stated the owner said the property was not ready for inspection. She stated she is requesting a fine in the amount of \$100 per day to a maximum of \$15,000.

Ms. Catul stated she lives in New York and gave someone else permission to obtain the license. She stated she received a letter that work needs to be done and said the tenant used to pay but does not now so she needed to get the tenant out.

Inspector Tomengo stated she had a conversation with the person Ms. Catul asked to get the license and inspection was arranged for March. She stated the inspection could not be conducted because the fees were not paid. She stated the fees were paid on June 15th.

Mr. Glassman stated that issues between the agent and tenant are not the City's issues.

Ms. Catul asked for more time.

DISPOSITION: Mr. Riggio amended the previous order of Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 3 - RTL 06-21-129 - Jermaine & Kiwani Patterson is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 750 Mercedes Ave. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/10/2021.

Respondent was not present.

Inspector Steven Cole stated the owner submitted application for Rental License on June 15 and he is requesting a finding of Non-Compliance and next cutoff to come into Compliance.

DISPOSITION: Mr. Riggio found the property in Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 4 - RTL 06-21-130 - Antoun Kassab is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 415 N Halifax Ave #100. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 8/29/2020.

Respondent was not present.

Inspector Cole stated the owner submitted application for Rental license on June 11th and is asking for a finding of Non-Compliance and next cutoff to come into Compliance.

DISPOSITION: Mr. Riggio found the property in Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 7 - RTL 04-21-93 - GEA Seaside Investments, Inc. is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 216 Morningside Ave. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/21/2021.

Respondent was not present.

Inspector Yates stated he has had no contact with the respondent and has not been able to inspect the property. He stated he is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 dollars per day, effective June 22, 2021, to a maximum of \$15,000 or until compliance is achieved.

CASE # 8 - RTL 05-21-115 - GEA Seaside Investments, Inc. is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 312 N Peninsula Dr. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/16/2021.

Inspector Cole stated he had contact with Mr. Aberman on May 26th and as of today there has been no application made for Rental License. He stated the property is occupied and he is asking for a fine in the amount of \$200 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$200 dollars per day, effective June 22, 2021, to a maximum of \$15,000 or until compliance is achieved.

CASE # 9 - RTL 05-21-98 - TRSTE LLC as Trustee of the 1162 Bryn Mawr Trust is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 1162 Bryn Mawr Dr. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/7/2020.

Respondent was not present.

Inspector Cole stated he has had no contact with the Respondent and there has been no progress. He stated he is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 dollars per day, effective June 22, 2021, to a maximum of \$15,000 or until compliance is achieved.

CASE # 10 - RTL 05-21-99 - Willetta Harmon is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 836 Berkshire Rd. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 8/27/2020.

Respondent was not present.

Inspector Cole stated he has had no contact with the Respondent and there has been no progress. He stated he is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 dollars per day, effective June 22, 2021, to a maximum of \$15,000 or until compliance is achieved.

CASE # 11 - RTL 05-21-102 - Cossi Investment LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 612 George W Engram Blvd. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 6/8/2020.

Inspector Cole stated he has had contact with the Respondent and has made minor progress. He stated he would like to amend to the next cutoff for Compliance.

DISPOSITION: Mr. Riggio amended the previous order of Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 12 - RTL 05-21-103 - Darryl Dwayne Waltrip is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 263 Seaview Ave. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 3/17/2021.

Respondent was not present.

Inspector Cole stated he has had contact with the respondent and he has applied for the Rental License. He stated he is requesting to amend to the next cutoff for Compliance.

DISPOSITION: Mr. Riggio amended the previous order of Non-Compliance and ordered the Respondent to bring the property into Compliance by July 21, 2021 or be returned to a subsequent meeting for consideration of a fine up to \$1000 per day.

CASE # 14 - RTL 05-21-112 - Carol A Smith is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 828 Maley St. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/30/2020.

Respondent was not present.

Inspector Tomengo stated she has had no contact with the Respondent and is requesting a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 dollars per day, effective June 22, 2021, to a maximum of \$15,000 or until compliance is achieved.

CASE # 17 - RTL 05-21-114 - Michael J & Catherina A Garrity and George R & Tina M Wilcox is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at 2212 S Peninsula Dr. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 1/21/2021.

Respondent was not present.

Inspector Tomengo stated she has had multiple contacts with Ms. Garrity. She stated she has not been able to complete an inspection on the property and re-inspection was cancelled. She stated she is asking for a fine in the amount of \$100 per day to a maximum of \$15,000.

DISPOSITION: Mr. Riggio imposed a fine in the amount of \$100 dollars per day, effective June 22, 2021, to a maximum of \$15,000 or until compliance is achieved.

RTL 04-21-91 - 514 Braddock Ave - HA Financial Inc 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 – 3/6/2021. Order of Non-Compliance and Finding of Irreparable and Irreversible Violation and Imposition of Fine imposed on April 30, 2021. Compliance = April 27, 2021. Amount due = **\$6,000**.

Mr. Mendy Friedman, Property Manager, came forward and was sworn in. He stated the circumstances were out of his control and he fixed the problem when he was notified. Mr. Friedman provided the Magistrate with a copy of a letter from Airbnb stated the listing was not available after April 10th. He stated it was deactivated and no reservations were made because the calendar was blocked. He stated it is against the tenant's lease to sublet. He also provided the Magistrate with copies of the current leases and stated the new tenants were in the building before the last hearing. He stated he had a text message saying the AC wasn't working to prove that.

Inspector Recanzone stated active advertising is part of the Irreparable and Irreversible violation and that the Airbnb listing can be locked and unlocked in minutes.

Mr. Friedman asked for leniency.

DISPOSITION: Mr. Riggio reduced the amount of the fine to \$3,000 payable within 30 days or the fine reverts back to the original amount.

RTL 11-20-130 - 327 N Caroline - Herbert S B & Lorin Kawesch is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 12/16/2019. Order Imposing Fine Lien of \$100 per day to a maximum of \$15,000 imposed February 23, 2021. Compliance = June 14, 2021. Amount due \$11,100 plus \$24 recording fee = **\$11,124.00**.

Mr. Herbert Kawesch came forward and was sworn in. He stated the fine was imposed in February for no license and he had already stopped renting the property. He stated the property is still not posted for rental.

Inspector Tomengo stated she spoke to Mr. Kawesch and he told her the tenants moved out by March 1. She stated the Respondent attended the first hearing and the property was tenant occupied. She stated there was an extensive list of repairs to be made.

Mr. Riggio asked if the tenants were living there and the Respondent had no rental license.

Ms. Tomengo stated yes.

Mr. Kawesch stated he did not receive notice and had corrected the address on the Property Appraiser site.

Mr. Riggio asked if the Respondent notified the Inspector at the end of May that the tenants were out?

Inspector Tomengo stated yes.

There was further discussion regarding the Respondent's attendance at the previous hearing but not the hearing where the fine was imposed.

Mr. Kawesch stated he was told by the Board Secretary that he could not have a lien review until the property was in Compliance. He provided the Magistrate with a letter asking the tenant to vacate the premises.

Mr. Glassman stated this is a failure to communicate and the Respondent should not have had a tenant to begin with since he did not have a license.

Mr. Riggio stated the property came into compliance on March 1st and that he would prorate the lien.

DISPOSITION: Mr. Riggio reduced the amount of the fine to \$600 payable within 30 days or the fine reverts back to the original amount.

Mr. Riggio called a recess at 11:00 a.m.

The meeting resumed at 11:09 a.m.

CASE # 20 - RTL 06-21-125 - Ryan C Holmes & Denise T Stone is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at 330 Hartford Ave. Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accomodations" are not a permitted use in the zoning district. First Notified – 5/20/2021.

Ms. Denise T Stone came forward and was sworn in. Neighbor, Mr. Gus Collaruso also came forward and was sworn in.

Inspector Recanzone stated the case is a violation that is irreparable and irreversible for a short term rental property in an area zoned SFR-5 where it is not allowed. He stated he received a complaint on May 19th and several other complaints followed. He stated the date of the violation is May 19th. He stated he could find no advertising for the property online.

Ms. Stone stated she rented the property on that date and was looking for a roommate.

Inspector Recanzone stated a police issue occurred on May 20th which brought the issue to light.

Mr. Glassman explained to the Respondent the violation was committed and there was nothing to cure and it could not be undone.

Ms. Stone stated he lives there.

Mr. Collaruso stated the Respondent was doing short-term rentals but they are good neighbors and have improved the neighborhood and house. He stated he would prefer his neighborhood stay quiet and peaceful but he thinks \$15,000 is excessive. He stated they have issues with people speeding on the road and the Respondent has been complying.

DISPOSITION: Mr. Riggio found 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 and imposed a fine in the amount of \$1,000 and for any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence. It was further ordered that the property is now in Compliance as of May 20, 2021.

CASE # 21 - RTL 06-21-126 - Manuel Blanco & Patricia Paris is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at 362 Hartford Ave. Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accomodations" are not a permitted use in the zoning district. First Notified – 6/1/2021.

Mr. Manuel Blanco and daughter Ms. Callie Blanco appeared via Zoom and were sworn in.

Inspector Recanzone stated the case is here for a finding of irreparable and irreversible violation. He stated short-term rentals, also known as "Other Accommodations" are not an allowed in the SFR-5 zoning area. He stated he noticed the Respondents in May 2021 when he was notified by the police that it was being used as a short-term rental. He stated the Respondents took immediate action and removed the postings and he has seen not additional postings since June 1. He stated he is requesting a fine in the amount of \$1,000.

Mr. Blanco stated he took the listing down from Airbnb as soon as he saw the posting on the property. He stated it was the same day.

DISPOSITION: Mr. Riggio found 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 and imposed a fine in the amount of \$1,000 and for any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence. It was further ordered that the property is now in Compliance as of June 1, 2021.

CASE # 22 - RTL 06-21-127 - Rondreaka & William L Scott is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at 615 Ranney Ave. Violation(s) – Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accomodations" are not a permitted use in the zoning district. First Notified – 6/1/2021.

Ms. Rondreaka and Mr. William L Scott came forward and were sworn in.

Inspector Recanzone stated the case is here for a finding of irreparable and irreversible violation. He stated short-term rentals, also known as "Other Accommodations" are not an allowed in the SFR-5 zoning area. He stated he found the listing on May 27 and June 1, 2021 and was not able to view the listing after June 1.

Mr. Scott stated he was dumfounded. He stated they purchased the property in 2019 and had renovated it. He stated the County assured them it was ok and they had been paying their bed taxes.

Ms. Scott stated they have obtained a Rental License.

It was determined during the meeting that the Respondent has a long-term Rental License.

Ms. Scott also stated they have a business license through the Department of Business and Professional Regulations and provided that to the Magistrate.

DISPOSITION: Mr. Riggio found 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 and imposed a fine in the amount of \$1,000 and for any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence. It was further ordered that the property is now in Compliance as of June 1, 2021.

CASE # 23 - RTL 06-21-128 - 205, 215 Vlatero Lion Property LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at 215 N Wild Olive Ave. Violation(s) – Zoning violation - the property is zoned RP. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 6/1/2021.

Mr. David Silva came forward and was sworn in.

Inspector Recanzone stated the case is here for a zoning violation. He stated the property is zoned Residential Professional and short-term rentals, also known as "Other Accommodations" are not an allowed use in this area. He stated the violation is irreparable and irreversible and requested a fine in the amount of \$15,000.

Mr. Silva stated he used the property as a vacation rental and advertised as such. He stated he thought it was allowed since it's in the Main Street Redevelopment area. He stated they planned to move forward and make the property a Bed and Breakfast and this was a test for them. He stated he thought he had the support of neighbors and the City Council. He stated all of the renovations were done by permit. He stated he entered into a long term lease effective August 1st. He stated the color maps on zoning for RP were not accurate.

Inspector Recanzone stated he viewed the listing on June 1st and it was taken down within 24 hours.

DISPOSITION: Mr. Riggio found 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 and imposed a fine in the amount of \$1,000 and for any future repeat violations may be returned to the Magistrate for consideration of a fine up to \$15,000 per occurrence. It was further ordered that the property is now in Compliance as of June 1, 2021.

There was no Miscellaneous Business and the meeting was adjourned at 12:06 p.m.