

# Agenda

Commission Chambers, City Hall  
301 South Ridgewood Avenue  
Daytona Beach, Florida

## SPECIAL MAGISTRATE PROCEEDING

CITY OF  
DAYTONA BEACH

**NOTICE** – Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by this Board at this public meeting, such person will need a record of the proceedings and, for that purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide such a record. Any discussion or contact outside the Special Magistrate hearing with the Special Magistrate concerning any quasi-judicial matter which is, or will come, before the Special Magistrate for a decision are to be disclosed and made part of the record prior to or at the hearing on the matter.

Robert J. Riggio, Special Magistrate

	For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.
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In accordance with the Americans with Disabilities Act (ADA), persons with a disability needing a special accommodation to participate in the Board meeting should contact the City Clerk's Office, 301 S. Ridgewood Ave, Room 210, Daytona Beach, FL 32114, Ph: (386) 671-8023, Email: clerk@codb.us not later than 72 hours prior to the proceedings. If you are hearing or voice impaired contact the relay operator at 1-800-955-9771.

## January 25, 2022 Rental Program

1. Call to Order – 9:00 a.m. (morning session)
2. Announcements
3. Approval of November 23, 2021 Meeting Minutes
4. Hearing of Cases

## NEW CASES:

**CASE # 1 - RTL 01-22-05 - Valerie D Hamm & Thomas C Hamm** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **341 Fairview Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 3/22/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
**(LaWanda Tomengo)**

**CASE # 2 - RTL 01-22-06 - Stephen E Wright** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **318 Phoenix Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 6/21/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
**(LaWanda Tomengo)**

**CASE # 3 - RTL 01-22-07 - Gracie Guest Batts** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **931 Vernon St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/17/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
**(LaWanda Tomengo)**

**CASE # 4 - RTL 01-22-18 - GEA Seaside Investments Inc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **121 S Grandview Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 10/14/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
**(LaWanda Tomengo)**

**CASE # 5 - RTL 01-22-19 - Sunwest Trust, Inc. Custodian FBO J Fran Lasseter Roth IRA**

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **547 Division St.**

Violation(s) – **Failure to obtain Rental License (RTL).**

First Notified – 2/4/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_

(LaWanda Tomengo)

**CASE # 6 - RTL 01-22-01 - Sybil Redhead EST**

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **113 Azalea Dr.**

Violation(s) – **Failure to obtain Rental License (RTL).**

First Notified – 8/8/2020.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_

(Steven R. Cole)

**CASE # 7 - RTL 01-22-02 - Salimatu Kaka Musa**

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **164 Tarracina Way.**

Violation(s) – **Failure to obtain Rental License (RTL).**

First Notified – 5/11/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_

(Steven R. Cole)

**CASE # 8 - RTL 01-22-03 - David W Glasser TR & George V Wrend Revoc Trust**

is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **146 Kingston Ave.**

Violation(s) – **Failure to obtain Rental License (RTL).**

First Notified – 7/26/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_

(Steven R. Cole)

**CASE # 9 - RTL 01-22-04 - Calvary Global Ministries Inc** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **210 N Peninsula (313 Earl)**.  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 10/9/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 10 - RTL 01-22-15 - NRR Properties LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1051 E Patrick Cir**.  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 6/10/2020.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 11 - RTL 01-22-17 - Kinsey Whaley** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **135 North St**.  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 11/19/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 12 - RTL 01-22-24 - Daytona Beach Investment Property Inc** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **709 Mulberry St**.  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 5/13/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 13 - RTL 01-22-25 - R Lawrence Vandenberg** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **299 Woodland Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 11/6/2021.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 14 - RTL 01-22-26 - B&B 2421 N Oleander Ave LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **2421 N Oleander Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 8/5/2020.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 15 - RTL 01-22-20 - Juan Manuel Tlaxcuapan Ramirez & Diana Ester Rodriguez** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **505 Model St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 6/17/2020.

*ACTION TO BE TAKEN:* Compliance or Non-Compliance

DISPOSITION \_\_\_\_\_  
(Clifford W. Recanzone)

## **CONTINUED CASES:**

**CASE # 16 - RTL 09-21-207 - Donald R & Annette M Emery** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **116 Sunrise Blvd & 2049 Blais Ave (Parcel ID 5316-18-00-1320).**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/19/2021.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 17 - RTL 11-21-230 - GEA Seaside Investments Inc** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **23-25 S Peninsula Dr.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 8/4/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 18 - RTL 11-21-231 - Paratus Properties LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **221 Short St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/13/2021.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 19 - RTL 11-21-234 - RE Equity Investment Group LLC & Juanny Paulino** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **505 5th Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 7/19/2021.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 20 - RTL 11-21-235 - RE Equity Investment Group LLC & Juanny Paulino** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **115 S Grandview.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 2/2/2021.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 21 - RTL 11-21-237 - Harold V Lucas Jr TR** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **2324 S Peninsula Dr.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/16/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 22 - RTL 11-21-239 - Harold V Lucas Jr TR** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **300 Jefferson St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/16/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 23 - RTL 11-21-240 - Robert J & Rita I Van Winkel** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1600 Big Tree Rd #D8.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 11/7/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 24 - RTL 11-21-250 - Realtime Fantasy Solutions LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **552 Pelican Bay Dr.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 10/21/2021.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(LaWanda Tomengo)

**CASE # 25 - RTL 08-21-181 - Alexander Contreras** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **518 Cannon St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 6/10/2021.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 26 - RTL 08-21-182 - Cash Flow Links Florida LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **854 Derbyshire Rd.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/12/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 27 - RTL 11-21-242 - TRSTE LLC TR as Trustee of the Lenora Land Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **818 Lenora St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/11/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 28 - RTL 11-21-243 - TRSTE LLC TR as trustee of the 455 Pleasant Street Land Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **455 Pleasant St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/27/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 29 - RTL 11-21-244 - TRSTE LLC TR as trustee of the 942 W Millard Court Land Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **942 W Millard Ct.**

Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/11/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 30 - RTL 11-21-246 - TRSTE LLC as Trustee for the 529 Arthur Ave Land Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **529 Arthur Ave.**

Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/11/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**CASE # 31 - RTL 11-21-245 - Audrey Broxton** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **824 Derbyshire Rd.**

Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/21/2020.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
(Steven R. Cole)

**5. Lien Reviews**

**LR-1**

**RTL 07-21-144 - 930 Berkshire Rd - Resource Properties Inc** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294. Violation(s) – Failure to obtain Rental License (RTL). First Notified – 5/6/2020. **Order Imposing Fine-Lien of \$100 per day, effective August 24, 2021, to a maximum of \$15,000. Compliance = September 30, 2021. Amount due: \$3,700 plus \$24 recording fees = \$3,724.00.**

DISPOSITION \_\_\_\_\_

(Kevin D. Yates)

## LR-2

**SMG 05-21-127 - 590 Shady Pl - Stephanie Robinson (New owner is** is cited for failure to correct violations of Art. 3 Sec. 3.4.S.1; Art. 6 Sec. 6.19.A.3 (Ref. FBC Supp. IPMC 302.7, 304.2, 304.7, 304.10, 304.15). Violation(s) – Unpermitted Construction/renovation to shed, damaged/chipped wood on exterior door and stairs, chipped/peeling paint on exterior walls, unprotected/exposed wood on fascia board/roof trim. First Notified – 7/16/2020. **Order Imposing Fine/Lien of \$100 per day imposed on June 3, 2021 to a maximum of \$15,000. Amount due: \$11,300.00 plus \$24 recording fees = \$11,324.00.**

DISPOSITION \_\_\_\_\_

(LaWanda Tomengo)

6. **Adjournment until 1:00 p.m.**

7. **Call to Order – afternoon session**

**IRREPARABLE/IRREVERSIBLE**

**CASE # 32 - RTL 01-22-14 - Conrado Marino & Lucy Blake-Marino** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **565 Bellevue Ave.**

Violation(s) – **Zoning violation - the property is zoned RDM5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 12/7/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_  
(Clifford W. Recanzone)

**CASE # 33 - RTL 01-22-09 - Entrust Administration Services Inc FBO James D Spencer IRA** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **317 Glenview Blvd #2.**

Violation(s) – **Zoning violation - the property is zoned MFR-12. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 11/18/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_  
(Clifford W. Recanzone)

**CASE # 34 - RTL 01-22-10 - Thomas Francesca** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1361 Verona St.**

Violation(s) – **Zoning violation - the property is zoned SFR-5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 11/29/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_  
(Clifford W. Recanzone)

**CASE # 35 - RTL 01-22-12 - Jose Lopez** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **345 Morningside 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 – 12/2/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_  
(Clifford W. Recanzone)

**CASE # 36 - RTL 01-22-13 - Samuel Telford Huggan** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **559 Live Oak Ave.**

Violation(s) – **Zoning violation - the property is zoned RDM6. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 12/1/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**CASE # 37 - RTL 01-22-16 - Stormy G Crossland Goodwin & Derek R Goodwin** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **710 S Peninsula 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 – 12/8/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**CASE # 38 - RTL 01-22-21 - Ramon Marrero** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **130 N Helme Pl.**

Violation(s) – **Zoning violation - the property is zoned RDM4. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 12/13/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**CASE # 39 - RTL 01-22-22 - Iain N Apostolos & Kathlyn James Apostolos** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1215 S Peninsula 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 – 12/21/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**CASE # 40 - RTL 01-22-23 - Roberta Lynn Soslow** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **515 Mobile 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 – 12/21/2021.

*ACTION TO BE TAKEN:*

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**8. Miscellaneous Business**

**9. Adjournment**