

# 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.

## September 27, 2022 Rental Program

1. Call to Order – (Morning Session)
2. Announcements
3. Approval of the August 23, 2022 Meeting Minutes
4. Hearing of Cases

## NEW CASES:

**CASE # 1 - RTL 09-22-184 - 319 San Juan LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **120-118 Marion St & 530-532 Foote Ct.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 1/11/2022.

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

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

**CASE # 2 - RTL 09-22-181 - US Bank Trust NA and LSF9 Master Participation Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **601 Vera St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 7/22/2022.

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

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

**CASE # 3 - RTL 09-22-182 - Ricardo Ramsaran** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1029 Libby Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 8/2/2022.

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

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

**CASE # 4 - RTL 09-22-185 - New Leaf Real Estate LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **323 Taylor Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 8/29/2022.

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

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

**CONTINUED CASES:**

**CASE # 5 - RTL 07-22-142 - Peter Presunka and Carol Presunka, as trustees of the Presunka Family Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **605 Braddock**.

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

First Notified – 3/3/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 6 - RTL 06-22-139 - Jesse Perez & Estella Perez** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **331 Braddock Ave.**

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

First Notified – 3/2/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 7 - RTL 08-22-163 - Daytona 19 LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **549 Mulberry St.**

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

First Notified – 2/14/2022.

*ACTION TO BE TAKEN:* Ordered that windows that do not provide adequate egress and are life-safety issues be corrected within 3 days of the hearing date or auto fine \$100 per day FINE IMPOSED. Impose Fine.

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

**CASE # 8 - RTL 08-22-164 - Daytona 19 LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **801 S Ridgewood Ave.**

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

First Notified – 5/12/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 9 - RTL 07-22-144 - Ana Rosa Randolph Revocable Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **125-127 Silver Beach Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 2/3/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 10 - RTL 08-22-166 - Joseph C & Kimberley M Talavera** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **721 S Grandview Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 1/12/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 11 - RTL 08-22-165 - Theo Cox** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **857 Magnolia Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 1/19/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 12 - RTL 08-22-160 - North Street Properties LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **506 North St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 7/13/2022.

*ACTION TO BE TAKEN:* Continued from the August 23, 2022 meeting for a Finding of Compliance or Non-Compliance.

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

**CASE # 13 - RTL 08-22-168 - Allen B Williams & Philip Williams** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1441 Mississippi St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 7/20/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 14 - RTL 04-22-83 - Anthony Ray Teel** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **611 North St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 2/16/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 15 - RTL 06-22-126 - Autinomics LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **531 Janice Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 3/29/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 16 - RTL 01-22-17 - Kinsey Whaley & Southtrust Financial LLC** 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:* Impose Fine.

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

**CASE # 17 - RTL 07-22-151 - Craig D Conway** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **539 Mark Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 2/4/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 18 - RTL 08-22-157 - Richard Britt Jr** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **426 Model St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 6/7/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 19 - RTL 08-22-156 - George K Seoles & Maria G Seoles** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **901 N Peninsula Dr.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/20/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 20 - RTL 08-22-155 - Adeyemi Abel** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **704 Alabama St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/6/2020.

*ACTION TO BE TAKEN:* Impose Fine.

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

**6. Adjournment until 1:30 p.m.**

## 7. Call to Order – afternoon session

### IRREPARABLE/IRREVERSIBLE

**CASE # 21 - RTL 08-22-159 - Deisha Knight** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **116 Loomis Ave.**

Violation(s) – **Zoning violation - the property is zoned RDD6. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 7/20/2022.

*ACTION TO BE TAKEN:* Continued from the August 23, 2022 hearing for consideration of the imposition of a fine for Irreparable & Irreversible violations.

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**CASE # 22 - RTL 09-22-177 - Edwin Santiago & Nayda Cruz** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **213 Loomis Ave.**

Violation(s) – **Zoning violation - the property is zoned RDD6. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 8/29/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**CASE # 23 - RTL 09-22-180 - Pooja Maganlal Vaghani and Amrit Hans Ramnarine** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **536 Sandra 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 – 8/29/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION \_\_\_\_\_

(Clifford W. Recanzone)

**CASE # 24 - RTL 09-22-175 - Juan Marino Gomez Estrada** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1424 Margina 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 – 8/18/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE

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

**CASE # 25 - RTL 09-22-176 - Jozef Krawiec & Lynn Pepe-Krawiec** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **707 N Grandview Ave.**  
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 – 8/18/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE

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

**CASE # 26 - RTL 09-22-178 - Andrew Stewart III** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **543 Sandra 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 – 8/29/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE

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

**CASE # 27 - RTL 09-22-173 - Fahima Mouhoub & Neila Djihane Bennamane** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **38 S Grandview Ave.**  
Violation(s) – **Zoning violation - the property is zoned RDB6. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**  
First Notified – 8/17/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE Repeat Violation.

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

**CASE # 28 - RTL 09-22-174 - Barbara D Staed & Jackson Bush** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **134 Sunrise Blvd.**  
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 – 8/17/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE Repeat Violation.

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

**CASE # 29 - RTL 09-22-179 - Timothy Lieffers and Lindsay Lieffers** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **128 Boynton Blvd.**  
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 – 8/29/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE

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

**CASE # 30 - RTL 09-22-183 - Brent Dennison** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **300 Revilo Blvd.**  
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 – 8/31/2022.

*ACTION TO BE TAKEN:* Impose Fine. IRREPARABLE/IRREVERSIBLE

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

## 8. **Miscellaneous Business**

## 9. **Adjournment**