

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

# Agenda

## 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](mailto: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.

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## April 25, 2023 **Rental Program**

1. Call to Order
2. Announcements
3. Approval of the March 28, 2023, Meeting Minutes
4. Lien Reviews

**LR-1**

**CEB 08-20-155 – 611 North Street - Anthony Ray Teel** is cited for failure to correct violations of Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 704.2, 304.2, 304.6, 304.7, 304.13.1, 305.3, 603.1). Violation(s) – Smoke detector missing, paint fading & peeling, rotten wood, exterior siding. First Notified – 8/12/2019. **Order Imposing Fine/Lien in the amount of Two Hundred Fifty (\$250) Dollars per day to a maximum of Fifteen Thousand (\$15,000) Dollars imposed on September 10<sup>th</sup>, 2020. Compliance Date of January 20, 2023. Amount Due of \$15,000 plus \$24 recording fees plus \$1,988.75 interest = \$17,012.75**

DISPOSITION \_\_\_\_\_  
(Clifford Recanzone)

**LR-2**

**SMG 01-20-11 – 611 North Street - Anthony Ray Teel** 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 – 8/12/2019. **Order Imposing Fine/Lien in the amount of One Hundred (\$100) Dollars per day to a maximum of Fifteen Thousand (\$15,000) Dollars imposed on February 11<sup>th</sup>, 2020. Compliance Date of January 20, 2023. Amount Due of \$15,000 plus \$24 recording fees plus \$2,594.67 interest = \$17,618.67**

DISPOSITION \_\_\_\_\_  
(Clifford Recanzone)

**4. Hearing of Cases**

**NEW CASES:**

**CASE # 1 - RTL 04-23-31 - Kathleen Hannah** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **611 Winchester St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 10/11/2022.

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

DISPOSITION \_\_\_\_\_  
(Clifford Recanzone)

**CASE # 2 - RTL 04-23-32 - Kirt Irving Taylor and Stacy Taylor** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **537 Pelican Bay Dr.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 9/16/2022.

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

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

**CASE # 3 - RTL 04-23-33 - Infinite Home Solutions LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **735 Marion St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 10/10/2022.

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

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

**CONTINUED CASES:**

**CASE # 4 - RTL 04-22-106 - Advanced Minerals Inc TR & 317 Fairview Ave Land Trust** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **317 Fairview Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 1/13/2022.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 5 - RTL 03-23-18 - Blue Clay Financial Services LLC** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **259 Jefferson St.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 12/18/2021.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 6 - 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 \_\_\_\_\_  
**(Clifford Recanzone)**

**CASE # 7 - RTL 01-23-08 - Ambassador of Business Health Wellness & Etc.** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1301 N Atlantic Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 5/16/2022.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
**(Clifford Recanzone)**

**CASE # 8 - RTL 01-23-03 - Anil Maharaj & Ugindr Maharaj** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **331 Taylor Ave.**  
Violation(s) – **Failure to obtain Rental License (RTL).**  
First Notified – 10/7/2022.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
**(Clifford Recanzone)**

**IRREPARABLE/IRREVERSIBLE**

**CASE # 9 - RTL 04-23-23 - Alfonso Lee Jr and Elisah Lee** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **2744 S Atlantic 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 – 3/9/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_  
**(Kevin Yates)**

**CASE # 10 - RTL 04-23-24 - PAJ Investments** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **216 Glenview Blvd Unit 203.**  
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 – 3/15/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_  
**(Kevin Yates)**

**CASE # 11 - RTL 04-23-25 - Frank L Meyst** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **105 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 – 3/15/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_  
**(Kevin Yates)**

**CASE # 12 - RTL 04-23-26 - Timothy Hoffman** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **2040 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 – 3/16/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_  
(Kevin Yates)

**CASE # 13 - RTL 04-23-27 - Karan Kumar and Konaal Kumar** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **611 S Seneca 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 – 3/17/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_  
(Kevin Yates)

**CASE # 14 - RTL 04-23-28 - John Stitt and Chelsa Stiff** are cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **408 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 – 3/17/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_  
(Kevin Yates)

**CASE # 15 - RTL 04-23-29 - William Camancho** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **403 Tarragona Way.**

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 – 3/24/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_  
(Kevin Yates)

**CASE # 16 - RTL 04-23-30 - Allan Lootens and Delores Lootens** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **255 Lexington Dr.**  
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 – 3/29/2023.

*ACTION TO BE TAKEN:* Impose Fine. Irreparable/Irreversible

DISPOSITION \_\_\_\_\_ (Kevin Yates)

**9. Miscellaneous Business**

**10. Adjournment**

