

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

	<p>For special accommodations, please notify the City Clerk's Office at least 72 hours in advance. (386) 671-8023</p>		<p>Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained from the City Clerk's Office.</p>
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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.

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January 23, 2024 - 9:00 am **Rental Program**

1. **Call to Order**
2. **Announcements**
3. **Approval of the October 24, 2023 Meeting Minutes**
4. **Lien Reviews**

LR-1

RTL 07-21-146 - 1012 Hampton Rd - Craig Conway 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 – 8/5/2020. **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 August 24, 2021. Compliance = October 4, 2021. Amount due of \$4,200 plus \$24 recording fees and \$373.60 interest = \$4,597.60.**

DISPOSITION _____

(Kevin D. Yates)

LR-2

RTL 07-22-147 – 210 Auditorium – Carlos Espada & Luisa Rincon Espada 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 RP. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district. First Notified – 1/20/2022. **Order Of Non-Compliance & Finding of Irreparable and Irreversible Violation and Imposition of Fine in the amount of Fifteen Thousand (\$15,000) Dollars imposed on July 26th, 2022. Amount Due of \$15,000 plus \$24 recording fees plus \$913.15 interest = \$15,937.15.**

ACTION TO BE TAKEN: Reconsideration

DISPOSITION _____

(Kevin D. Yates)

LR-3

RTL 07-22-140 – 516 Phoenix Ave – 516 Phoenix LLC 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 – 6/8/2022. **Order Of Non-Compliance & Finding of Irreparable and Irreversible Violation and Imposition of Fine in the amount of Ten Thousand (\$10,000) Dollars imposed on July 26th, 2022. Amount Due of \$10,000 plus \$24 recording fees plus \$630.17 interest = \$10,654.17.**

ACTION TO BE TAKEN: Reconsideration

DISPOSITION _____

(Kevin D. Yates)

LR-4

RTL 10-23-62 - 582 Revilo Blvd - Nalini & Arun Karamchandani 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 – 9/15/2023. **Order Of Non-Compliance & Finding of Irreparable and Irreversible Violation and Imposition of Fine in the amount of Fifteen Thousand (\$15,000) Dollars imposed on October 24th, 2023. Amount Due of \$15,000 plus \$24 recording fees = \$15,024.00.**

DISPOSITION _____

(Kevin D. Yates)

LR-5

RTL 09-23-60 - 321 Seaview Ave - George B Lawrence 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 – 9/5/2023. **Order Of Non-Compliance & Finding of Irreparable and Irreversible Violation and Imposition of Fine in the amount of Fifteen Thousand (\$15,000) Dollars imposed on September 26th, 2023. Amount Due of \$15,000 plus \$24 recording fees plus \$319.13 = \$15,319.13.**

DISPOSITION _____

(Kevin D. Yates)

5. Hearing of Cases

NEW CASES:

CASE # 1 - RTL 01-24-12 - Bradford J Bowls is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **924 Vine St.**

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

First Notified – 10/24/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____

(Karl Wexelberg)

CASE # 2 - RTL 01-24-17 - Hancock Property Management LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **175 Yorktowne Dr #UT 4**.
Violation(s) – **Failure to obtain Rental License (RTL)**.
First Notified – 8/10/2023.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(LaWanda Tomengo)

IRREPARABLE/IRREVERSIBLE

CASE # 3 - RTL 10-23-69 - Robert & Nancy Beverly Hackman is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **715 S Beach #112-D**.
Violation(s) – **Zoning violation - the property is zoned MFR-40. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**
First Notified – 9/13/2023.

ACTION TO BE TAKEN: Continued from the October 24, 2023 meeting for consideration of the imposition of a fine.

DISPOSITION _____
(Kevin D. Yates)

CASE # 4 - RTL 01-24-01 - Carlos Ramirez is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **116 Bellevue Ave**.
Violation(s) – **Zoning violation - the property is zoned MFR-40. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**
First Notified – 10/6/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 5 - RTL 01-24-02 - Eslam Esmat Antar Farghaly is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1014 Essex Rd**.
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 – 10/6/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 6 - RTL 01-24-04 - Cindy Lee Niles is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1045 Chaffee Pl.**

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 – 10/20/2023.

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

DISPOSITION _____

(Kevin D. Yates)

CASE # 7 - RTL 01-24-05 - CBPR Inc is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **534 N Peninsula Dr.**

Violation(s) – **Zoning violation - the property is zoned BR-1. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 10/20/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin D. Yates)

CASE # 8 - RTL 01-24-06 - Deborah Kirkland is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **127 Bridgeport Rd.**

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 – 11/2/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin D. Yates)

CASE # 9 - RTL 01-24-07 - Kimberly M & Bruce W Woodburn is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1225 Sunland Rd.**

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 – 10/31/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin D. Yates)

CASE # 10 - RTL 01-24-08 - TR Property Group LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **126 W Gardiner Ct.**
Violation(s) – **Zoning violation - the property is zoned RDD-6. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**
First Notified – 11/9/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 11 - RTL 01-24-09 - Adam McGaughey & Jennifer Spangler is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **275 Brookline 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 – 11/8/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 12 - RTL 01-24-10 - Tortola Sultan Express Trust is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **131 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 – 11/15/2023.

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

DISPOSITION _____
(Kevin D. Yates)

CASE # 13 - RTL 01-24-11 - Karen C Gerner is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **830 S Grandview 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 – 11/29/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 14 - RTL 01-24-13 - Angelica Marie Ham is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **212 Goodall 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 – 11/30/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 15 - RTL 01-24-14 - John Andrew Singelsether & Ha Thu Singelsether Life Estate is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **328 Manhattan 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 – 12/6/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 16 - RTL 01-24-15 - Pink Sand Property Management LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **439 N Grandview 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 – 12/27/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 17 - RTL 01-24-16 - PGSR Holdings LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **130 Springwood 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 – 12/29/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin D. Yates)

CASE # 18 - RTL 01-24-18 - Erica Liska is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **314 Williams 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 – 9/15/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin D. Yates)

CASE # 19 - RTL 01-24-19 - Samantha Mae Minton is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **120 Maplewood 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 – 10/26/2023.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin D. Yates)

6. **Miscellaneous Business**

7. **Adjournment**