

# 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 Special Magistrate 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 proceeding. If you are hearing or voice impaired, contact the relay operator at 7-1-1 or 1-800-955-8771.

## June 25, 2024 - 9:00 am Rental Program

1. Call to Order
2. Announcements
3. Approval of the May 28, 2024 Meeting Minutes
4. Lien Reviews
5. Hearing of Cases

**CONTINUED CASES:**

**CASE # 1 - RTL 05-24-48 - Heidi Castillo** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **439 Auburn Dr #202**.  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 4/3/2024.

*ACTION TO BE TAKEN:* Impose Fine.

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

**CASE # 2 - RTL 05-24-39 - Sarwat Khan** is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **1508 Virginia Ave #206 (Parcel ID: 5340150A2060)**.  
Violation(s) – **Failure to obtain Rental License (RTL)**.  
First Notified – 2/14/2024.

*ACTION TO BE TAKEN:* Impose Fine.

DISPOSITION \_\_\_\_\_  
**(Karl Wexelberg)**

**NEW CASES: IRREPARABLE/IRREVERSIBLE**

**CASE # 3 - RTL 06-24-52 - Claude Auger** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **167 Congress Ave**.  
Violation(s) – **Zoning violation - the property is zoned MFR-20. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**  
First Notified – 5/16/2024.

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

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

**CASE # 4 - RTL 06-24-53 - Mario E Diaz III** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **423-421 Braddock 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 – 5/22/2024.

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

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

**CASE # 5 - RTL 06-24-54 - Gary A Stewart & Shuana L Thompson** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1312 Mardrake 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 – 5/17/2024.

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

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

**CASE # 6 - RTL 06-24-55 - Janaka Siriwardena & Udara Perera** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **930 School 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 – 5/30/2024.

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

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

**CASE # 7 - RTL 06-24-56 - Danielle Heatherly McClarty** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **885 Derbyshire 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 – 5/31/2024.

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

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

**CASE # 8 - RTL 06-24-57 - Salvador Perez Soto & Santos Elizabeth Soto** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **292 Deeley 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 – 5/30/2024.

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

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

**CASE # 9 - RTL 06-24-58 - Romelia Int Corp** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **816 Donnelly Pl.**

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 – 5/24/2024.

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

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

**CASE # 10 - RTL 06-24-59 - Del Val Investment 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 **416 N Peninsula Dr.**

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 – 5/23/2024.

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

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

**CASE # 11 - RTL 06-24-60 - Opulent Home Health Care LLC** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1249 Suwanee 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 – 5/17/2024.

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

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

**6. Miscellaneous Business**

**7. Adjournment**