

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

	<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>
---	---	---	---

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 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.

July 23, 2024 - 9:00 am Rental Program

1. Call to Order
2. Announcements
3. Approval of the June 25, 2024 Meeting Minutes
4. Lien Reviews

LR-1

RTL 08-22-157 - 426 Model St - Richard Britt Jr 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 – 6/7/2022. **Order Imposing Fine/Lien in the amount of One Hundred and Fifty (\$150) per day to a maximum of Fifteen Thousand (\$15,000) effective January 18, 2023. Compliance = April 8th, 2024. Amount due of \$15,000.00 plus \$873.18 interest plus \$24 recording fees = \$15,897.18**

DISPOSITION _____
(LaWanda Tomengo)

5. Hearing of Cases

NEW CASES:

CASE # 1 - RTL 07-24-62 - 407 Harvey LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **706 Harvey Ave.**
Violation(s) – **Failure to obtain Rental License (RTL).**
First Notified – 5/17/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE # 2 - RTL 07-24-61 - Florida LLC is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **350 Maple St.**
Violation(s) – **Failure to obtain Rental License (RTL).**
First Notified – 5/17/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CASE # 3 - RTL 07-24-63 - BMS Holdings is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **417 Maple St.**
Violation(s) – **Failure to obtain Rental License (RTL).**
First Notified – 6/7/2024.

ACTION TO BE TAKEN: Compliance or Non-Compliance

DISPOSITION _____
(Karl Wexelberg)

CONTINUED CASES:

CASE # 4 - RTL 02-24-27 - Ida Mae Pendleton EST is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at **811 Kingston**.
Violation(s) – **Failure to obtain Rental License (RTL)**.
First Notified – 5/9/2023.

ACTION TO BE TAKEN: Impose Fine.

DISPOSITION _____
(Clifford W. Recanzone)

NEW CASES: IRREPARABLE/IRREVERSIBLE

CASE # 5 - RTL 07-24-67 - 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 – 6/19/2024.

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

DISPOSITION _____
(Kevin Yates)

CASE # 6 - RTL 07-24-64 - Erik Blanco Del Todo is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1034 Imperial 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 – 6/11/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 7 - RTL 07-24-65 - Casa Del Sweeney LLC is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **20 N Halifax 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 – 6/13/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 8 - RTL 07-24-66 - Lorena Garcia is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **33 S Oleander Ave.**

Violation(s) – **Zoning violation - the property is zoned RDB-6. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 6/20/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin Yates)

CASE # 9 - RTL 07-24-68 - Daniel & Brooke Franco is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **358 Golf 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 – 6/14/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin Yates)

CASE # 10 - RTL 07-24-69 - Sunflower Investors Inc is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **241 DeSoto 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 – 6/14/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin Yates)

CASE # 11 - RTL 07-24-70 - 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 – 6/26/2024.

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

DISPOSITION _____

(Kevin Yates)

CASE # 12 - RTL 07-24-71 - Kenneth Metzler Jr is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **213 Jessamine 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 – 6/26/2024.

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

DISPOSITION _____
(Kevin Yates)

CASE # 13 - RTL 07-24-72 - Liliana Valdez & Luis Moises Gomez is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **346 Pelican 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 – 6/27/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

6. Miscellaneous Business

7. Adjournment