

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 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.

August 27, 2024 - 9:00 am **Rental Program**

1. Call to Order
2. Announcements
3. Approval of the July 23, 2024 Meeting Minutes
4. Lien Reviews

LR-1

RTL 05-24-39 - 1508 Virginia Ave #206 (Parcel ID: 5340150A2060) - Sarwat Khan is cited for failure to correct violations of City Code Ch. 26 Sec. 26-294, at). Violation(s) – Failure to obtain Rental License (RTL). First Notified – 2/14/2024. **Order Imposing Fine/Lien in the amount of One Hundred (\$100.00) dollars per day to a maximum of Fifteen Thousand (\$15,000.00) dollars effective June 25, 2024. Compliance = July 30, 2024. Amount due of \$3,500.00 plus \$24.00 recording fees = \$3,524.00.**

DISPOSITION _____
(Karl Wexelberg)

5. Hearing of Cases

CONTINUED CASES:

CASE # 1 - 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: Impose Fine.

DISPOSITION _____
(Karl Wexelberg)

NEW CASES: IRREPARABLE/IRREVERSIBLE

CASE # 2 - RTL 08-24-75 - Jeneve Jaja-Batton is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1200 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 – 8/1/2024.

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

DISPOSITION _____
(Kevin Yates)

CASE # 3 - RTL 08-24-73 - Christina Wilcox is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **115 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 – 6/13/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 4 - RTL 08-24-74 - Yvonne Rosa is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **104 Fairfax 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 – 7/17/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 5 - RTL 08-24-76 - John Scott & Anda Lucia Ariail is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **368 Hartford 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 – 7/24/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 6 - RTL 08-24-77 - Fariba Reiss Fakhrabad & Hamid Reza Irajizadeh is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **343 Congress 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 – 7/24/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 7 - RTL 08-24-78 - Marco A Cruz is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **30 S Grandview 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 – 7/26/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 8 - RTL 08-24-79 - Noe Gabriel Trigueros Fuentes Sr & Jennifer Cecibel Trigueros is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **632 Hudson St.**

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 – 8/1/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 9 - RTL 08-24-80 - Quyen Dihn Chu & Trina Trinhthi Chu is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **518 Hillside 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 – 7/31/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 10 - RTL 08-24-81 - Shahinaz Elhennawi is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **313 N Caroline St.**

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

First Notified – 8/6/2024.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CONTINUED CASES: IRREPARABLE/IRREVERSIBLE

CASE # 11 - 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: Continued from the July 23, 2024 meeting for consideration of the imposition of a fine. IRREPARABLE/IRREVERSIBLE12

DISPOSITION _____
(Kevin Yates)

CASE # 12 - 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: Continued from the July 23, 2024 meeting for consideration of the imposition of a fine. IRREPARABLE/IRREVERSIBLE - REPEAT VIOLATION

DISPOSITION _____
(Kevin Yates)

6. Miscellaneous Business

7. Adjournment