

# 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>
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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.

### March 25, 2025 - 9:00 am **Rental Program**

1. Call to Order
2. Announcements
3. Approval of the February 25, 2025 Meeting Minutes
4. Lien Review

LR-1

**CEB 04-24-64 - 1409 3rd St - Jairo Ezau Morales Santos & Dilcia Maribel Fuentes** is cited for failure to correct violations of The Land Development Code, Art. 3 Sec. 3.4.S.1, Violation(s) – No permit. First Notified – 1/31/2024 **Order Imposing Fine/Lien effective June 13, 2024. Compliance on September 25, 2024. \$10,000.00 plus \$24.00 recording costs plus \$10.21 interest = \$10,034.21.**

DISPOSITION \_\_\_\_\_

(Denzil Sykes)

## 5. Hearing of Cases

### **NEW CASES: IRREPARABLE/IRREVERSIBLE**

**CASE # 1 - RTL 03-25-16 - Margaret Warfel Johnson** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **145 N Halifax Ave #205**.  
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 – 2/21/2025.

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

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 2 - RTL 03-25-17 - Marcetta Richardson and Gary Richardson** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **175 Yorktowne Dr Ut 11**.  
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 – 3/5/2025.

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

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 3 - RTL 03-25-18 - Central Florida Gota LLC** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **2326 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 – 3/5/2025.

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

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**5. Miscellaneous Business**

**6. Adjournment**