

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 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.

### May 27, 2025 - 9:00 am **Rental Program**

1. Call to Order
2. Announcements
3. Approval of the April 22, 2025 Meeting Minutes
4. Hearing of Cases

### NEW CASES: IRREPARABLE/IRREVERSIBLE

**CASE # 1 - RTL 05-25-26 - Svetlana Panpouchkina, Ksenia Victoria Sanikovich and Katerina Panpushkina** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **210 Bonner 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 – 4/15/2025.

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

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

**CASE # 2 - RTL 05-25-27 - Maria Martinez** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **524 Ribault 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 – 4/16/2025.

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

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

**CASE # 3 - RTL 05-25-28 - Paul U and Alberta A Siegrist** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **108 Lakewood Village Cir.** Violation(s) – **Zoning violation - the property is zoned PD-G. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**

First Notified – 4/24/2025.

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

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

**CASE # 4 - RTL 05-25-29 - Ivan Defreitas** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **400 Auburn Dr #2.** 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 – 5/7/2025.

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

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

**CASE # 5 - RTL 05-25-30 - Joann DeBaron King** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at & **507-509 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 – 5/1/2025.

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

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

**CASE # 6 - RTL 05-25-31 - Jireh Whaletail 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 **552 Wells St.** Violation(s) – **Zoning violation - the property is zoned RDM5. Short term rentals, known as "Other Accommodations" are not a permitted use in the zoning district.**  
First Notified – 5/7/2025.

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

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

## **CONTINUED CASES: IRREPARABLE/IRREVERSIBLE**

**CASE # 7 - RTL 04-25-21 - Deana Nicosia & Silvana Nicosia** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **509 Eastwood Ln.** 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 – 3/19/2025.

*ACTION TO BE TAKEN:* Continued from the April 22, 2025 meeting for consideration of the imposition of a fine for irreparable and irreversible violations.

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

### **5. Miscellaneous Business**

### **6. Adjournment**