

# 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.

## August 26, 2025 - 9:00 am **Rental Program**

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

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

**CASE # 1 - RTL 08-25-42 - Five Family Houses LLC** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **815 Vernon 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 – 7/10/2025.

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

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

**CASE # 2 - RTL 08-25-43 - Spencer Perry Jr., Jennifer Perry and Isaac C Perry** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1216 Sunland 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 – 8/6/2025.

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

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

**CASE # 3 - RTL 08-25-44 - Georgia R Hines** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **109 Briercreek Cir.** 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 – 8/7/2025.

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

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

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

**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:* Continued from the August meeting for consideration of the imposition of a fine for irreparable and irreversible violations.

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

## **Lien Review**

### **LR-1**

**RTL-01-22-01 - 113 Azalea Dr. - Sybil Redhead EST (new owner is Adeyemi Abel)** 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 – 8/8/2020. **Imposition of Fine in the amount of \$100.00 per day effective February 22, 2022, until compliance is achieved or reached the maximum of \$15,000.00. Compliance = July 1, 2025. \$15,000.00 plus \$24.00 recording fee costs plus \$1,876.95 interest = \$16,900.95**

DISPOSITION \_\_\_\_\_  
(John C. Stenson)

### **LR-2**

**CEB-06-20-128 - 113 Azalea Dr. - Sybil Redhead EST (new owner is Adeyemi Abel)** is cited for failure to correct violations of Art. 3 Sec. 3.3.4.S; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.8, 304.6, 304.13, 305.3, 603.1, 604.3.2.1, 605.1, 704.2), Violation(s) – **No permits, junk vehicle, exterior surfaces, broken windows, interior surfaces, hot water heater, light fixtures, electrical wiring, no smoke detectors.** First Notified – 3/13/2020. **Imposition of Fine in the amount of \$200.00 per day effective September 10, 2020, until compliance is achieved or reached the maximum of \$15,000.00. Compliance = July 1, 2025. \$15,000.00 plus \$24.00 recording fee costs plus \$4,152.96 interest = \$19,176.96**

DISPOSITION \_\_\_\_\_  
(John C. Stenson)

**LR-3**

**SMG 05-21-117 - 370 Pelican Bay Dr. - Pelican Bay Golf Club LLC** is cited for failure to correct violations of Art. 6 Sec. 6.19.A.3; Art. 6 Sec. 6.19.B; Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 303.1, 304.15), Violation(s) – **Site appearance standards, commercial property maintenance, accessory structure (fencing), swimming pools (leaking), dilapidated exterior door.** First Notified – 2/9/2021. **Imposition of Fine in the amount of \$100.00 per day effective November 4, 2021, until compliance is achieved or reached the maximum of \$25,000.00. Compliance = July 22, 2025. \$25,000.00 plus \$24.00 recording fee costs plus \$2,651.01 interest = \$27,675.01**

DISPOSITION \_\_\_\_\_

(John C. Stenson)

5. **Miscellaneous Business**

6. **Adjournment**