

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

	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](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.

### October 28, 2025 - 9:00 am Rental Program

1. Call to Order
2. Announcements
3. Approval of the August 26, 2025 Meeting Minutes
4. Hearing of Cases

**NEW CASES: IRREPARABLE/IRREVERSIBLE**

**CASE # 1 - RTL 10-25-45 - Kristopher W Phillips** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **8 Robben Ter.** 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 – 10/8/2025.

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

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**CASE # 2 - RTL 10-25-46 - HCS Holdings Inc** is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **707 Harvey 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 – 9/18/2025.

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

DISPOSITION \_\_\_\_\_

(Kevin Yates)

**5. Miscellaneous Business**

**6. Adjournment**