

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@daytonabeach.gov 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.

February 24, 2026 - 9:00 am Rental Program

1. Call to Order
2. Announcements
3. Approval of the January 27, 2026 Meeting Minutes
4. Hearing of Cases

LR-1

SMG 06-19-125 - 323 Taylor Ave. - New Leaf Real Estate LLC 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 – 2/8/2019. **Order Imposing Fine/Lien of Two Hundred (\$200.00) dollars per day imposed on September 5, 2019 to a maximum amount of Fifteen Thousand (\$15,000.00) dollars. Compliance = January 14, 2026. Amount due \$15,000.00 plus \$3,818.31 interest plus \$24.00 recording fee = \$18,842.31**

DISPOSITION _____

(Karl Wexelberg)

LR-2

RTL 09-22-185 – 323 Taylor Ave. - New Leaf Real Estate LLC 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 – 8/29/2022. **Order Imposing Fine/Lien of One Hundred (\$100.00) dollars per day imposed on February 28, 2023 to a maximum amount of Fifteen Thousand (\$15,000.00) dollars. Compliance = January 14, 2026. Amount due \$15,000.00 plus \$2,043.47 interest plus \$24.00 recording fee = \$17,067.47**

DISPOSITION _____

(Karl Wexelberg)

LR-3

SMG 01-19-02 - 319 Taylor Ave. - New Leaf Real Estate, LLC 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 – 8/8/2018. **Order Imposing Fine/Lien of Two Hundred Fifty (\$250.00) dollars per day imposed on March 7, 2019 to a maximum amount of Fifteen Thousand (\$15,000.00) dollars. Compliance = January 14, 2026. Amount due \$15,000.00 plus \$6,359.45 interest plus \$24.00 recording fee = \$21,383.45**

DISPOSITION _____

(Karl Wexelberg)

LR-4

RTL 02-22-49 - 319 Taylor Ave. - New Leaf Real Estate LLC 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 – 12/27/2021. **Order Imposing Fine/Lien of One Hundred (\$100.00) dollars per day imposed on March 22, 2022 to a maximum amount of Fifteen Thousand (\$15,000.00) dollars. Compliance = January 14, 2026. Amount due \$15,000.00 plus \$2,172.02 interest plus \$24.00 recording fee = \$17,196.02**

DISPOSITION _____
(Karl Wexelberg)

LR-5

RTL 11-22-197 - 1327 Eugene Black St. - Manuel Marquez 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 – 9/22/2022. **Order Imposing Fine/Lien of One Hundred (\$100.00) dollars per day imposed on January 24, 2023 to a maximum amount of Fifteen Thousand (\$15,000.00) dollars. Compliance = January 14, 2026. Amount due \$15,000.00 plus \$2,193.16 interest plus \$24.00 recording fee = \$17,217.16**

DISPOSITION _____
(Karl Wexelberg)

NEW CASES: IRREPARABLE/IRREVERSIBLE

CASE # 1 - RTL 02-26-05 - Natalie Jackson is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **531-529 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 – 1/14/2026.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 2 - RTL 02-26-06 - Magaly O'Reilly Tr and O'Reilly Family Rev Living Trust is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **416 N Oleander 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 – 1/28/2026.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin Yates)

CASE # 3 - RTL 02-26-07 - Nelson Leonardo Valles Avila is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **1250 Belle Isle Ln.** 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 – 1/30/2026.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin Yates)

CASE # 4 - RTL 02-26-08 - David Fernando Santarelli Jr. is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **2287 Green Valley St.** 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 – 1/30/2026.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____

(Kevin Yates)

CONTINUED CASES: IRREPARABLE/IRREVERSIBLE

CASE # 5 - RTL 01-26-02 - Hector Luis Rodriguez Jr is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **908 Jeffrey 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 – 10/29/2025.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

CASE # 6 - RTL 01-26-04 - Brian Alexander Stretch is cited for failure to correct violations of LDC Art. 4 Sec. 4.1.A; Art. 5 Sec. 5.2.A.2, at **110 S Peninsula Dr.** 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 – 11/7/2025.

ACTION TO BE TAKEN: Impose Fine. IRREPARABLE/IRREVERSIBLE

DISPOSITION _____
(Kevin Yates)

5. Miscellaneous Business

MB-1

RTL 05-22-111 - 613 Butler Blvd. - Bradley E Luther 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 – 3/22/2022. **Order Imposing Fine/Lien of Two Hundred Fifty (\$250.00) dollars per day imposed on August 23, 2022 to a maximum amount of Fifteen Thousand (\$15,000.00) dollars. Amount due \$15,000.00 plus \$2,133.07 interest plus \$24.00 recording fee = \$17,157.07**

ACTION TO BE TAKEN: Board Action Request asking for a Partial Release of the parcel due to foreclosure and the bank would like to clear the parcel before auction.

DISPOSITION _____
(Denzil Sykes)

MB-2

CEB 03-24-40 - 613 Butler Blvd. - Bradley E Luther is cited for failure to correct violations of Art. 9 Sec. 9.2.A (Ref. FBC Supp. IPMC 302.7, 304.13.2, 304.14, 305.3) City Code Ch. 90 Sec 90-297., Violation(s) – Damaged fencing, damaged/inoperable windows, damaged/missing screen, damaged walking surfaces. Lack of rental license and rental inspection. First Notified – 10/7/2023. **Order Imposing Fine/Lien of Two Hundred Fifty (\$250.00) dollars per day imposed on May 9, 2024 to a maximum amount of Fifteen Thousand (\$15,000.00) dollars. Amount due \$15,000.00 plus \$2,185.79 interest plus \$24.00 recording fee = \$17,209.79**

ACTION TO BE TAKEN: Board Action Request asking for a Partial Release of the parcel due to foreclosure and the bank would like to clear the parcel before auction.

DISPOSITION _____

(Denzil Sykes)

6. Adjournment