



**CITY OF SOUTH DAYTONA
SPECIAL MASTER CODE ENFORCEMENT
AGENDA**

Thursday, May 12, 2022 at 9:00 AM

CITY COUNCIL CHAMBERS

1672 S. Ridgewood Avenue, South Daytona, Florida

Notice is hereby given that the City of South Daytona's Special Master Hearing will hold a Public Hearing at the CITY COUNCIL CHAMBERS, 1672 S. Ridgewood Avenue, South Daytona, Florida at 9:00 a.m., to hear the following subjects:

AGENDA ITEM:

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. OATHS OF THE CITY OFFICIAL, RESPONDENTS AND WITNESSES**
- IV. APPROVAL OF MINUTES FOR: April 14, 2022**

OFFICIAL BUSINESS:

V. REQUEST FOR CONTINUANCE:

Case # 21-000356

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

- 1. City of South Daytona Land Development Regulations Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Existing shipping containers do not meet requirements.

Status: Request Continuance to June 16, 2022

Case # 21-000357

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

- 1. City of South Daytona Land Development Regulations Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Shipping containers located on property do not meet required criteria.

Status: Request Continuance to June 16, 2022

VI. NEW BUSINESS:

Case # 22-000071

Owner: Nguyen Anh Quoc

Location: 734 Steele Avenue, SOUTH DAYTONA

VIOLATION(S):

- 1. City of South Daytona Code of Ordinances 7-9, Facilities at single-family detached and duplex residential
Comments: GARBAGE CANS MUST BE SCREENED AND SHIELDED FROM THE RIGHT OF WAY VIEW
- 2. International Property Maintenance Code 308.1, Accumulated rubbish or garbage
Comments: JUNK, DEBRIS, TRASH ON PROPERTY NEEDS TO BE DISPOSED OF INCLUDING SANDBAGS
- 3. International Property Maintenance Code 304.1, General
Comments: EXTERIOR OF PROPERTY SHOULD BE IN GOOD REPAIR AND FREE OF DAMAGES
- 4. International Property Maintenance Code 304.2, Protective Treatment
Comments: FASCIA ON HOME IS MISSING AND OR PEELING. NEEDS REPLACED
- 5. International Property Maintenance Code 302.1, Sanitation
Comments: PROPERTY MUST PRESENT A NEAT AND FRESH APPEARANCE

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 22-000098 Owner: Rusak, Daniel A & Alexis P Location: 1724 Golfview Blvd, South Daytona

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation
Comments: Remove all outside storage of building materials on exterior property.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

VII. OLD BUSINESS:

Case # 21-000380

Owner: PALMER EDWIN

Location: 509 BIG TREE RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

1. City of South Daytona Code of Ordinances 5-201, Finding and notice requiring correction.
Comments: Unsafe, dilapidated structure requiring repairs or demolishing.
Status: Non-compliance

Status: Request Order of Non- Compliance, Order of Fine/Lien

Case # 22-000010

Owner: NLD DAYTONA LLC

Location: 2323 S RIDGEWOOD, SOUTH DAYTONA

VIOLATION(S):

1. City of South Daytona Code of Ordinances 5-217 (7), Minimum standards: Neat and fresh appearance
Comments: Remove rusted guardrail from property.

Status: Request Order of Compliance

Case # 22-000030

Owner: BEATTY STACEY L

Location: 545 AURORA ST, SOUTH DAYTONA

VIOLATION(S):

1. Code of Ordinances City of South Daytona 5-7, Permit required for fences, walls, obstructions.
Comments: No permit on file for fence installed.
2. City of South Daytona Land Development Regulations 5.6(E)(2)(b), Supplementary regulations fences & walls front yards
Comments: Prohibited placement of not permitted fence installed on property.
3. Consolidated Land Development Regulations 5.6(E)(2)(c) , Side Yard Fencing
Comments: Prohibited placement of not permitted fence installed on property.

Status: Request Order of Non- Compliance, Order of Fine/Lien

Case # 22-000044

Owner: ANGEL CESAR

Location: 2415 YALE RD, SOUTH DAYTONA

VIOLATION(S):

1. Florida Building Code 105.1, Permit Required
Comments: Obtain required permits for allowable structure renovations and receive the approved final inspections.
2. City of South Daytona Land Development Regulations 5.5(E)(2), R1C Permitted Uses
Comments: Prohibited second dwelling unit, in a single-family residentially zoned area.

Status: Request Order of Non- Compliance, Order of Fine/Lien

VII. REQUEST FOR REDUCTION OF FINES: None for this meeting.

IX. NEXT MEETING: June 16, 2022

X. ADJOURNMENT

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the board, agency, or council with respect to any matter considered at such meeting or hearing, the person will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with a disability needing a special accommodation to participate in the meeting should contact the Deputy City Clerk's Office no later than 72 hours prior to the proceedings. The Deputy City Clerk can be reached by mail at 1672 S. Ridgewood Avenue, South Daytona, Florida 32119 or by telephone at (386) 322-3011 or by email at bwitte@southdaytona.org.