



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

**Thursday, June 5, 2025 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:**

- Item 1: CALL TO ORDER**
- Item 2: PLEDGE OF ALLEGIANCE**
- Item 3: OATHS OF THE CITY OFFICIAL, RESPONDENTS AND WITNESSES**
- Item 4: APPROVAL OF MINUTES: May 8, 2025**

**OFFICIAL BUSINESS:**

- Item 5: NEW BUSINESS:**

**Case # 25-000121      Owner: QCI HOLDING 4 LLC**  
**Location: 1888 S PALMETTO , SOUTH DAYTONA FL 32119      Parcel: 534416000431**

**VIOLATION(S):**

1. INTERNATIONAL PROPERTY MAINTENANCE CODE 704.1 INSPECTION, TESTING AND MAINTENANCE, FIRE PROTECTION SYSTEMS

**Status: Non-Compliance**

**Findings of Fact, Conclusions of Law and Order**

**Case # 25-000145      Owner: JEMECY OAK VILLAS CONDO ASSOC, WIN WIN ASSOCIATION MANAGEMENT**

**Location: 910 BIG TREE ROAD, SOUTH DAYTONA FL 32119      Parcel: 534435000001**

**VIOLATION(S):**

1. International Property Maintenance Code 302.7, Accessory structures
2. INTERNATIONAL PROPERTY MAINTENANCE CODE 5-189 (a), IPMC adoption
3. International Property Maintenance Code 304.1, General

**Status: Non-Compliance**

**Findings of Fact, Conclusions of Law and Order**

**Case # 25-000166      Owner: SOUTH RIDGEWOOD LLC / VEE JOE OPERATING CO INC**

**Location: 1635 S RIDGEWOOD , SOUTH DAYTONA FL 32119      Parcel: 534416000588**

**VIOLATION(S):**

1. City of South Daytona Code of Ordinances 16-11, Business Tax Receipt required

**Status: Non-Compliance**

**Findings of Fact, Conclusions of Law and Order**

**Case # 25-000187      Owner: LALOO GANGADAYE & LALOO RAKESH- TIC**  
**Location: 1636 CALDWELL RD , SOUTH DAYTONA FL 32119    Parcel: 532907160180**

**VIOLATION(S):**

1. City of South Daytona Code of Ordinances 13.21, Vehicles, vessels, etc. must be operational and registered

**Status: Non-Compliance**

**Findings of Fact, Conclusions of Law and Order**

**Item 6:            OLD BUSINESS:**

**Case # 25-000132      Owner: HUYNH VU T AND ANH T TRINH**

**Location: 138 CORAL CIR , SOUTH DAYTONA            Parcel Number: 532107000460**

**VIOLATION(S):** City of South Daytona Code of Ordinances 16-19(13)(a), Rental dwellings BTR required

**Status: Non-Compliance/ Order of Fine/Lien**

**Case # 25-000136      Owner: HUGHES JOHN PATRICK III**

**Location: 569 LAMBRIGHT RD , SOUTH DAYTONA      Parcel Number: 532806000110**

**VIOLATION(S):** City of South Daytona Code of Ordinances 16-19(13)(a), Rental dwellings BTR required

**Status: Non-Compliance/ Order of Fine/Lien**

**Item 8:            NEXT MEETING:            July 10, 2025**

**Item 9:            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) 322-3014 or by email at [bwitte@southdaytona.org](mailto:bwitte@southdaytona.org).