



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

Thursday, July 10, 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: June 5, 2025

OFFICIAL BUSINESS:

- Item 5: NEW BUSINESS:**

Case # 25-000193 Owner: SMITH JEFFREY

Location: 330 OLIVE ST , SOUTH DAYTONA FL 32119

Parcel: 534404000310

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

Status: Non-Compliance

Findings of Fact, Conclusions of Law and Order

Case # 25-000206 Owner: ABIDIN ROBERT, ABIDIN CAROLYN

Location: 1976 BIG OAK DR, SOUTH DAYTONA FL 32119

Parcel: 534426000880

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation
2. Land Development Code 5.6(e)(5)(a), Fence Condition

Status: Non-Compliance

Findings of Fact, Conclusions of Law and Order

Case # 25-000207 Owner: PROVENZANO MARK

Location: 2036 HICKORYWOOD DR, SOUTH DAYTONA FL 32119

Parcel: 534421020230

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation
2. INTERNATIONAL PROPERTY MAINTENANCE CODE 5-189 (a), IPMC adoption
3. International Property Maintenance Code 308.1, Accumulated rubbish or garbage

Status: Non-Compliance

Findings of Fact, Conclusions of Law and Order

Case # 25-000219 Owner: SPAHN CHRISTOPHER W TR & SPAHN KATHRYN LEON

Location: 2553 FLORIDA BLVD , SOUTH DAYTONA FL 32119

Parcel: 532805060010

VIOLATION(S): City of South Daytona Land Development Regulations 7.5(B)(10)(c)(3), Miscellaneous parking regulations MRE corner lot

Status: Non-Compliance

Findings of Fact, Conclusions of Law and Order

Item 6: REPEAT VIOLATIONS:

Case # 25-000203 Owner: LABOSCO LYNDA M TR

Location: 633 OLIVE ST, SOUTH DAYTONA FL 32119

Parcel: 532900000019

Code Officer: Josh McEnany

Status: Repeat Violation/ Non-Compliance

Findings of Fact, Conclusions of Law and Order

Item 7: OLD BUSINESS:

Case # 25-000093 Owner: Smith Ray EST

Location: 2336 Florida Blvd, South Daytona

Parcel Number: 532804090080

Parcel Number: 5328-04-09-0080

VIOLATION(S):

1. Land Development Code 5.6(e)(5)(a), Fence Condition

Status: Order of Compliance

Case # 25-000122 Owner: DOMBROWSKI JOHN EST

Location: 2111 BRIAN AVE, SOUTH DAYTONA

Parcel Number: 534211000150

VIOLATION(S): INTERNATIONAL PROPERTY MAINTENANCE CODE 5-189 (a), IPMC adoption. Section 109.1.3 - Structure unfit for human occupancy.

Status: Non-Compliance/ Order of Fine/Lien

Item 8: NEXT MEETING: August 14, 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.