



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

Thursday, May 11, 2023 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 13, 2023**

OFFICIAL BUSINESS:

V. NEW BUSINESS:

Case # 23-000042 Owner: LEWIS LELAND
Location: 909 PINEAPPLE RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.City of South Daytona Land Development Regulations 7.5(B)(10)(c)(2), Miscellaneous parking regulations MRE

Comments: BOAT MUST BE PARKED BEHIND FRONT PLANE OF HOUSE

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 23-000054 Owner: GINDER RICKY LYNN
Location: 2821 SAULS ST, SOUTH DAYTONA FL 32119

VIOLATION(S):

1.Florida Building Code 5-21 Model administrative code - Permit Required, Permit Required

Comments: An Issued Building Permit is Required.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 23-000068 Owner: MCCUSKEY GEORGE H
Location: 625 AURORA ST , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.South Daytona Code of Ordinances 4-21, Dangerous Dogs

Comments:

2.City of South Daytona Code of Ordinances 4-47, Animal License

Comments: Dogs are not registered with South Daytona Police Department.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 23-000071 Owner: LAMONT ELIZABETH ETAL and MICHAEL LAMONT
Location: 729 STEELE AV , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.International Property Maintenance Code 304.2, Protective Treatment
Comments: staining on home; please have it pressure washed and/or painted to reflect a neat and fresh appearance
- 2.International Property Maintenance Code 302.1, Sanitation
Comments: exterior of property should reflect a neat and fresh appearance. Please remove junk, and debris stored on yard including items next to shed in rear of property
- 3.International Property Maintenance Code 304.1, General
Comments: Shed in rear of property must be structurally sound and cleaned to reflect a neat and fresh appearance.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 23-000074 Owner: BOESE DEAN
Location: 2211 ORIOLE LN , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.International Property Maintenance Code 302.1, Sanitation
Comments: property must be free of trash, junk and debris, including front porch
- 2.International Property Maintenance Code 302.8, Motor vehicles
Comments: cars must have valid tags
- 3.City of South Daytona Code of Ordinances 4-47, Animal License
Comments: all animals on property must be registered with the City.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 23-000081 Owner: PROVENZANO MARK
Location: 2036 HICKORYWOOD DR , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.International Property Maintenance Code 302.1, Sanitation
- 2.International Property Maintenance Code 308.2.1, Rubbish storage facilities

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 23-000093 Owner: SPEIDEL CAMRON
Location: 519 BLAKE RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.International Property Maintenance Code 111.1.3, Structure unfit for human occupancy
Comments: Lack of water service to the structure

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

VI. OLD BUSINESS:

Case # 23-000001 Owner: SPACE CONCEPTS INC
Location: 2281 CARMEN DR, SOUTH DAYTONA FL 32119

VIOLATION(S):

1. City of South Daytona Code of Ordinances 5-217 (7), Minimum standards: Neat and fresh appearance
Comments: EXTERIOR WALLS NEED PRESSURE WASHED AND PAINTED
2. City of South Daytona Code of Ordinances 5-217 (8), Minimum standards: Parking areas and Vacant lots

Comments: PARKING LOT SHOULD BE MAINTAINED AND BE FREE OF POTHoles AND BROKEN PAVEMENT

Status: Request Order of Imposing Fine/Lien

Case # 23-000036 Owner: RIDGE APTS LLC

Location: 2050 S RIDGEWOOD AVE, SOUTH DAYTONA FL 32119

VIOLATION(S):

1.International Property Maintenance Code 302.7, Accessory structures

Comments: fencing along property line near ACE and Big Tree Plaza, dilapidated.

Please remove or repair

Status: Request Order of Compliance

Case # 23-000057 Owner: WENZ TIMOTHY

Location: 917 DUNCAN RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.International Property Maintenance Code 302.7, Accessory structures

Comments: fence is dilapidated and needs removed or repaired with appropriate permits

Status: Request Order of Imposing Fine/Lien

Case # 23-000072 Owner: STRAMONDO PATRICIA W

Location: 2285 COLFAX DR , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.City of South Daytona Code of Ordinances 5-201, Finding and notice requiring correction.

Comments: Property Unfit for Human Habitation- no power, no water

Status: Request Order of Compliance

Case # 23-000073 Owner: JOHN T SELF TRUST

Location: 1777 NOVA ROAD, SOUTH DAYTONA FL 32119

VIOLATION(S):

1.City of South Daytona Code of Ordinances, Article IX. Housing, Section 5-189, International Property Maintenance Code 111.1.3, Structure unfit for Human Occupancy.

Comments: Rotten and dilapidated structure, siding and apparent failure of the roof system; Lack of electric power to the structure

2. City of South Daytona Code of Ordinance 5-200m Prohibited.

Status: Request Order of Imposing Fine/Lien

VII. NEXT MEETING: June 8, 2023

VIII. 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.