



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

**Thursday, May 8, 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: April 10, 2025

OFFICIAL BUSINESS:

Item 5: APPEAL:

Case: 250300027 **Owner:** Cecere, Carolyn

Address: 2853 Regent Crescent, South Daytona **Parcel Number:** 533322000170

VIOLATION(S): City of South Daytona Code of Ordinances Section 4-47. Required. Any person owning, keeping, harboring or having custody of any dog or cat over six (6) months of age within this city must obtain a license as herein provided.

Request to Appeal Citation

Item 6: NEW BUSINESS:

Case # 25-000122 **Owner:** DOMBROWSKI JOHN EST

Location: 2111 BRIAN AVE, SOUTH DAYTONA **Parcel Number:** 534211000150

VIOLATION(S):

1. INTERNATIONAL PROPERTY MAINTENANCE CODE 5-189 (a), IPMC adoption
2. City of South Daytona Code of Ordinances 13(V)(13-62), Chronic Nuisance Premises - Monthly Allowance

Status: Non-Compliance

Findings of Fact, Conclusions of Law and Order

Case # 25-000125 **Owner:** QCI HOLDING 4 LLC

Location: 1890 S PALMETTO AV , SOUTH DAYTONA **Parcel Number:** 534416000431

VIOLATION(S): International Property Maintenance Code 302.1, Sanitation

Status: Non-Compliance

Findings of Fact, Conclusions of Law and Order

Case # 25-000128 **Owner:** QCI HOLDING 4 LLC

Location: 201 KOST RD , SOUTH DAYTONA **Parcel Number:** 534416000423

VIOLATION(S): International Property Maintenance Code 302.1, Sanitation

Status: Non-Compliance

Findings of Fact, Conclusions of Law and Order

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

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 **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: Non-Compliance **Findings of Fact, Conclusions of Law and Order**

Item 7: NEXT MEETING: June 5, 2025

Item 8: 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.