



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

Thursday, August 14, 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: July 10, 2025**

OFFICIAL BUSINESS:

- Item 5: NEW BUSINESS:**

Case # 25-000255 Owner: CAPUANO MICHAEL

Location: 515 BROOK CIR , SOUTH DAYTONA FL 32119

Parcel: 5333-03-04-0050

VIOLATION(S): City of South Daytona Land Development Regulations 7.5(B)(10)(g)(4), Motor vehicle parking limitation on residential property

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 25-000264 Owner: GENNARO BARBARA G

Location: 520 BLAKE RD, SOUTH DAYTONA FL 32119

Parcel: 5328-03-00-0210

VIOLATION(S): 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

Case # 25-000268 Owner: TRISHNA ENTERPRISES INC

Location: 1855 S RIDGEWOOD , SOUTH DAYTONA FL 32119

Parcel: 5344-16-00-0442

VIOLATION(S): 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

- Item 7: OLD BUSINESS:**

Case # 23-000057 Owner: WENZ TIMOTHY

Location: 917 DUNCAN RD , SOUTH DAYTONA FL 32119

Parcel: 5342-09-00-0050

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 # 25-000193 **Owner:** SMITH JEFFREY

Location: 330 OLIVE ST , SOUTH DAYTONA FL 32119

Parcel: 5344-04-00-0310

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

Status: Non-Compliance – Request Order of Imposing Fine / Lien

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

Location: 1976 BIG OAK DR, SOUTH DAYTONA FL 32119

Parcel: 5344-26-00-0880

VIOLATION(S):

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

Status: Request Order of Compliance

Item 8: NEXT MEETING: September 11, 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.