



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

**Thursday, December 11, 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: November 6, 2025**

**OFFICIAL BUSINESS:**

**Item 5: NEW BUSINESS:**

**Case # 25-000348 Owner:** Figgins, Edward L

**Location:** 2260 Brian Avenue, South Daytona FL 32119 **Parcel:** 5342-11-00-0330

**VIOLATION(S):**

1. International Property Maintenance Code 302.8, Motor vehicles

**Status:** Non-compliance

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

**Case # 25-000371 Owner:** Bozkurt, Sema & Tarhan Melis

**Location:** 1890 Magnolia Avenue, South Daytona FL 32119 **Parcel:** 5344-38-00-0050

**VIOLATION(S):**

1. 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 6: OLD BUSINESS:**

**Case # 25-000338 Owner:** Warm, William J

**Location:** 910 Big Tree Road, Unit 1002, South Daytona FL 32119 **Parcel:** 5344-35-10-0020

**VIOLATION(S):**

1. International Property Maintenance Code 302.1, Sanitation
2. International Property Maintenance Code 308.1, Accumulated rubbish or garbage
3. Land Development Code 5.6(e)(5)(a), Fence Condition

**Status:** Request Order of Compliance

**Case # 25-000361      Owner: Dombrowski, John EST**  
**Location: 2111 Brian Avenue, South Daytona FL 32119**

**Parcel: 5342-11-00-0150**

**VIOLATION(S):**

1. International Property Maintenance Code 111.1.3, Structure unfit for human occupancy.
2. City of South Daytona Code of Ordinances 5-200, Prohibited. It shall be unlawful to keep or maintain any building or structure located within the city in a dilapidated, unsanitary or unsafe condition.
3. International Property Maintenance Code 304.7, Roofs and drainage.
4. International Property Maintenance Code 304.2, Protective Treatment.
5. International Property Maintenance Code 304.13, Windows, skylight and door frames.

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

**Item 7:              NEXT MEETING:              January 8, 2026**

**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](mailto:bwitte@southdaytona.org).