



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

Thursday, February 5, 2026 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: December 11, 2025**

OFFICIAL BUSINESS:

Item 5: NEW BUSINESS:

Case # 25-000417 Owner: Gerstner, Ralph & Heikoprop LLC

Location: 402 Banana Cay Drive, Unit G, South Daytona FL 32119 **Parcel:** 5333-28-00-402G

VIOLATION(S):

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

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 25-000430 Owner: Griffen, Corey Douglas and Bridget Griffen

Location: 1915 James Street, South Daytona FL 32119 **Parcel:** 5328-01-06-0050

VIOLATION(S):

- 1. City of South Daytona Code of Ordinances 16-17, Local Business Tax Receipt Required

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Item 6: OLD BUSINESS:

Case # 25-000348 Owner: Figgins, Edward L

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

VIOLATION(S):

- 2. International Property Maintenance Code 302.8, Motor vehicles

Status: Compliance – Request Order of Compliance

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

Location: 1890 Magnolia Avenue, South Daytona FL 32119

Parcel: 5344-38-00-0050

VIOLATION(S):

2. City of South Daytona Code of Ordinances 16-19(13)(a), Rental dwellings BTR required

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

Item 7: NEXT MEETING: March 12, 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.