



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

March 11, 2021 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 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: February 11, 2021

OFFICIAL BUSINESS:

- V. CASES CONTINUED: None
- VI. CASES PENDING ACTION:

Item VI- A: Case Number: 21-000047
OFFERPAD (SPVBORROWER1) LLC
2279 ROBINHOOD TR, SOUTH DAYTONA FL 32119
Code Officer: Bret Steele
1. VIOLATION: Section: Florida Building Code 105.1, Permit Required
Comments: No permit on file for renovations to structure.

Item VI- B: Case Number: 21-000037
SOUTHERN STAR RESTAURANT
1600 S RIDGEWOOD AVE, SOUTH DAYTONA FL 32119
Code Officer: Bret Steele
1. VIOLATION: Section: City of South Daytona Code of Ordinances 5-216 (17), Conditions constituting public nuisance: Care of premises
Comments: Trash and debris on property.
2. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (4), Minimum standards: Broken or missing windows
Comments: Broken windows on structure.
3. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (1), Minimum standards: Fresh appearance
Comments: Peeling paint on structure.
4. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (2), Minimum standards: Structurally sound
Comments: Foundation, exterior walls and fascia damage on structure.
5. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (7), Minimum standards: Neat and fresh appearance
Comments: Damaged and not maintained fence on property.
6. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (3), Minimum standards: Nonfunctional elements
Comments: Not secured and hanging service drops to structure.
7. VIOLATION: Section: International Property Maintenance Code 605.1, Installation - Electrical
Comments: Damaged and exposed electrical on structure.

8. VIOLATION: Section: City of South Daytona Code of Ordinances 5-216 (2), Conditions constituting public nuisance: Health and Safety
Comments: Attractive nuisance which constitutes an imminent threat to the health, safety, and welfare of children, whether in a building or on the premises.

Item VI- C: Case Number: 21-000050
NGUYEN HUNG MINH
1075 BECKMAN DR, SOUTH DAYTONA FL 32119
Code Officer: Beverly Abrahamson

1. VIOLATION: Section: International Property Maintenance Code 108.1.3, Structure unfit for human occupancy

Comments: Mobile home on site is dilapidated and per Gary Hiatt, Chief Building Official, unfit for human habitation.

2. VIOLATION: Section: City of South Daytona Code of Ordinances 5-201, Finding and notice requiring correction.

Comments: If approved by city council, all structures on site will be demolished; if not corrected by the property owner.

VIII. REPEAT VIOLATIONS: None

IX. REQUEST FOR REDUCTION OF FINES:

Item IX- A: Case Number: **19-001169**
Request Reduction of Fines (Total: \$108,000– 432 days of non-compliance)

GLOVER JUDITH B
2037 HICKORYWOOD DR, SOUTH DAYTONA FL 32119
Code Officer: Beverly Abrahamson

1. VIOLATION: Section: International Property Maintenance Code 302.1, Sanitation

Comments: Accumulation of debris on carport and exterior property.

Item IX- B: Case Number: **20-000720**
Request Reduction of Fines (Total: \$10,540 – 42 days of non-compliance)

HOFFERTH RICHARD
4 APPLEWOOD CIR, SOUTH DAYTONA FL 32119
Code Officer: Beverly Abrahamson

1. VIOLATION: Section: City of South Daytona Land Development Regulations 7.5(B)(10)(a)(1), Prohibited vehicles

Comments: please remove oversize truck by October 2, 2020.

2. VIOLATION: Section: International Property Maintenance Code 304.2, Protective Treatment

Comments: finish repairs on exterior of home to prevent any more weather damage.

3. VIOLATION: Section: International Property Maintenance Code 302.1, Sanitation

Comments: remove all pavers and debris from front yard also hot tub.

X. COMMUNICATIONS AND PETITIONS: None

PURSUANT TO SECTION 286.0105 FLORIDA STATUTES, if an individual decides to appeal any decisions made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceeding and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the American Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in the proceedings should contact the City of South Daytona's Deputy City Clerk at (386) 322-3011 for assistance at least 48 hours before the date of the meeting.