



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

Thursday, October 14, 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 9:00 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: September 16, 2021**

OFFICIAL BUSINESS:

V. NEW BUSINESS:

Case # 21-000184

Location: 1959 S. Ridgewood Ave, South Daytona

Owner: ARC Cafeusa001 LLC

VIOLATION(S): City of South Daytona Land Development Regulations 8.2(G)(2)(a)(4)(b), Window signs coverage

Comments: Window signage exceeds allowable coverage.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000251

Location: 2047 Brian Ave, South Daytona

Owner: Whedbee, Billy J

VIOLATION(S):

1. City of South Daytona Code of Ordinances 14-36(a), Maintain ROW including mowing, edging, cutting & trimming

Comments: Street gutter and driveway require edging.

2. International Property Maintenance Code 302.4, Weeds

Comments: Overgrown grass/weeds/trees/shrubs, vines growing on sides of house.

3. International Property Maintenance Code 302.7, Accessory structures

Comments: Improperly maintained fence.

4. International Property Maintenance Code 304.7, Roofs and drainage

Comments: Tree debris and vegetation on the roof and in the gutters.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000279

Location: 2560 Yale Rd, South Daytona

Owner: Lemansky, Katharine F

VIOLATION(S):

1. International Property Maintenance Code 304.7, Roofs and drainage

Comments: Temporary tarp on roof.

2. International Property Maintenance Code 302.8, Motor vehicles

Comments: Inoperable vehicle on property

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000281

Location: 550 Dorset Circle, South Daytona

Owner: Mitchell, Joseph R

VIOLATION(S): City of South Daytona Land Development Regulations 5.6(A)(5)(b), Prohibited Structure

Comments: Prohibited accessory structure on property.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000284

Location: 2425 S. Ridgewood Ave, South Daytona

Owner: Realty Income Properties 19

VIOLATION(S):

1. City of South Daytona Code of Ordinances 14-36(a), Maintain ROW including mowing, edging, cutting & trimming

Comments: Not maintained right-of-ways, violation height weeds and grass.

2. City of South Daytona Land Development Regulations 7.3(E)(3)(a), Maintenance

Comments: Not maintained, overgrown water retention areas.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000286

Location: 716 Boston Ave, South Daytona

Owner: Capaldo, Michael A

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation

Comments: Any and all junk, trash and rubbish throughout the exterior property.

2. International Property Maintenance Code 302.4, Weeds

Comments: Overgrown grass, weeds and plants.

3. International Property Maintenance Code 302.7, Accessory structures

Comments: Fence has trees growing through it

4. International Property Maintenance Code 304.2, Protective Treatment

Comments: Exterior surfaces shall be maintained in good condition. Staining or discoloration shall be removed.

5. International Property Maintenance Code 304.7, Roofs and drainage

Comments: Roof shall be maintained in good repair and free from obstructions.

6. City of South Daytona Land Development Regulations 7.6(E)(6)(a)(2), Tree protection criteria for removal

Comments: Remove or top off to safe level dead and dangerous tree in front yard.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

VI. REQUEST FOR REDUCTION OF FINES: None for this meeting

VII. OLD BUSINESS:

Case # 21-000101 **Location:** 700 Ridge Blvd, South Daytona
Owner: Smyser, Pamela L

VIOLATION(S): International Property Maintenance Code 304.7, Roofs and drainage
Status: Request Order of Non-compliance

Case # 21-000155 **Location:** 2955 Foxcroft Lane, South Daytona
Owner: IH3 Property Florida LP

VIOLATION(S): City of South Daytona Land Development Regulations 7.6(E)(6)(a)(2), Tree protection criteria for removal
Status: Request Order of Compliance

Case # 21-000189 **Location:** 1834 Segrave Street, South Daytona
Owner: Wagenbaugh, Christopher

VIOLATION(S):
1. International Property Maintenance Code 302.4, Weeds
2. International Property Maintenance Code 302.1, Sanitation
Status: Request Order of Compliance

Case # 21-000205 **Location:** 2507 Bishop Ct, South Daytona
Owner: Chilovi, Michael

VIOLATION(S):
1. International Property Maintenance Code 304.2, Protective Treatment
2. International Property Maintenance Code 304.7, Roofs and drainage
3. International Property Maintenance Code 308.2.1, Rubbish storage facilities
Status: Request Order of Non-compliance

Case # 21-000211 **Location:** 2100 Green Street, South Daytona
Owner: Crawhorn, Amy

VIOLATION(S): City of South Daytona Land Development Regulations 7.6(E)(6)(a)(2), Tree protection criteria for removal
Status: Request Order of Compliance

Case # 21-000216 **Location:** 2569 Anastasia Drive, South Daytona
Owner: GE Renovation Services Inc

VIOLATION(S): International Property Maintenance Code 302.4, Weeds
Status: Request Order of Non-compliance

Case # 21-000218 **Location:** 2317 Green Street, South Daytona
Owner: Behrens, Patricia E.

VIOLATION(S): International Property Maintenance Code 304.2, Protective Treatment
Status: Request Order of Compliance

Case # 21-000247 **Location:** 1917 James Street, South Daytona
Owner: Barnes, Michael

VIOLATION(S): International Property Maintenance Code 302.4, Weeds
Status: Request Order of Compliance

Case # 21-000252

Location: 2260 Sherwood Drive, South Daytona

Owner: Taylor, Esther

VIOLATION(S): International Property Maintenance Code 302.4, Weeds

Status: Request Order of Compliance

Case # 21-000267

Location: 2033 Anastasia Drive, South Daytona

Owner: Handee Food Store / Patel, Shakuntala

VIOLATION(S): City of South Daytona Land Development Regulations 8.2(F)(6)(s), Rope lighting prohibited

Status: Request Order of Compliance

Case # 21-000271

Location: 309 Olive Street, South Daytona

Owner: Nelson Investment Properties, LLC

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation
2. International Property Maintenance Code 302.4, Weeds
3. International Property Maintenance Code 304.7, Roofs and drainage
4. City of South Daytona Code of Ordinances 16-11, Business Tax Receipt required

Status: Request Order of Compliance

VIII. NEXT MEETING: November 4, 2021

IX. 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) 322-3011 or by email at bwitte@southdaytona.org.