



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

Thursday, December 9, 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: November 4, 2021**

OFFICIAL BUSINESS:

V. NEW BUSINESS:

Case # 21-000309

Location: 2507 Florida Blvd, South Daytona

Owner: Garcia, Venus L.

VIOLATION(S):

- 1. Florida Building Code 105.1, Permit Required

Comments: No permit on file for structural renovations, stop work order issued.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000334

Location: 927 Beville Road, South Daytona

Owner: 338 Starr Realty LLC

VIOLATION(S):

- 1. Code of Ordinances City of South Daytona Sec. 20-140.4, Enforcement

Comments: Backflow prevention device removed.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000337

Location: 2285 Colfax Drive, South Daytona

Owner: Stramondo, Patricia

VIOLATION(S):

- 1. City of South Daytona Code of Ordinances 9-2, keeping junk in residential or commercial section

Comments: Accumulation of debris on property.

- 2. International Property Maintenance Code 302.1, Sanitation

Comments: Accumulation of debris on property.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

VII. OLD BUSINESS:

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 304.7, Roofs and drainage
Comments: Tree debris and vegetation on the roof and in the gutters.
- Status:** Request Order Imposing Fine/Lien

Case # 21-000266

Location: 2710 S. Ridgewood Ave, South Daytona

Owner: A P Enterprises of Daytona, LLC

VIOLATION(S):

3. City of South Daytona Code of Ordinances 7-6(d), Garbage and trash storage facilities and enclosures
Comments: Damaged trash enclosure on property.
 4. City of South Daytona Land Development Regulations 8.2(D), Signage Permit Required
Comments: Remove all temporary signage on property, i.e. feather flag, sign on trash enclosure and signs on bollards.
 5. City of South Daytona Code of Ordinances 5-216 (17), Conditions constituting public nuisance: Care of premises
Comments: Remove all exterior debris on property, i.e. sandbags, junk, disabled gas pump.
 6. City of South Daytona Land Development Regulations 8.4(C), South Ridgewood Avenue Corridor Design Guidelines
Comments: Newspaper dispensers do not comply with CRA Guidelines. Section 4.6 Site Furnishings, Sub Section 4.6.5 Newspaper Dispensers
- Status:** Request Order Imposing Fine/Lien

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:** Request Order Imposing Fine/Lien

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:** Request Order Imposing Fine/Lien

Case # 21-000305

Location: 608 Ridge Blvd, South Daytona

Owner: Figgins, Scot Alan

VIOLATION(S):

1. International Property Maintenance Code 302.4, Weeds

Comments: PROPERTY NEEDS MAINTAINED ON A REGULAR BASIS. PROPERTY HAS OVERGROWN TREES AND GRASS

2. International Property Maintenance Code 302.8, Motor vehicles

Comments: VEHICLE ON PROPERTY DOES NOT HAVE A CURRENT TAG

Status: Request Order Imposing Fine/Lien

Case # 21-000310

Location: 309 Olive Street, South Daytona

Owner: Nelson Investment Properties LLC

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation

Comments: Premises has junk, debris and construction material on side yards and back yard.

2. International Property Maintenance Code 304.7, Roofs and drainage

Comments: Roof is leaking into bedroom; Holes in roof and soffit area

3. International Property Maintenance Code 604.3, Electrical System Hazards

Comments: Main electrical box is not labeled; bedroom lighting not wired correctly and does not turn on

4. International Property Maintenance Code 304.13, Windows, skylight and door frames

Comments: Back door frame is not fastened; Window is cracked on rear side of property

5. International Property Maintenance Code 304.14, Insect screens

Comments: Windows on property do not have screens

6. International Property Maintenance Code 504.1, General; plumbing fixtures

Comments: Main kitchen shut off valve leaking; master bath leaking

7. International Property Maintenance Code 602.3, Heat Supply

Comments: Tenants only supplied with a Window Unit Air Conditioner; No heat available to structure

Status: Request Order Imposing Fine/Lien

Case # 21-000322

Location: 1967 Menger Circle, South Daytona

Owner: Lavallee, Eugene E. Jr.

VIOLATION(S):

City of South Daytona Land Development Regulations 7.5(B)(10)(c)(2), Miscellaneous parking regulations MRE

Comments: All MREs must be parked on side yard behind front plane of house, or in garage or carport.

Status: Request Order of Compliance

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

VIII. NEXT MEETING: January 6, 2022

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.