



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

Thursday, January 6, 2022 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: December 9, 2021**

OFFICIAL BUSINESS:

V. NEW BUSINESS:

Case # 21-000345

Location: 1961 S. Ridgewood Avenue, South Daytona

Owner: Ktimatias Holdings LLC

VIOLATION(S):

- 1. City of South Daytona Code of Ordinances 5-216 (17), Conditions constituting public nuisance: Care of premises
Comments: Weeds and debris on property.
- 2. City of South Daytona Code of Ordinances 5-217 (1), Minimum standards: Fresh appearance
Comments: Exterior of structure is not being maintained.
- 3. City of South Daytona Code of Ordinances 5-217 (4), Minimum standards: Broken or missing windows
Comments: Broken window on structure.
- 4. City of South Daytona Code of Ordinances 5-217 (8), Minimum standards: Parking areas and Vacant lots
Comments: Overgrowth of grass and faded markings on parking area.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000354

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

- 1. City of South Daytona Code of Ordinances 5-216 (17), Conditions constituting public nuisance: Care of premises
Comments: Property should be free of open storage of building materials, landscape supplies, junk and debris.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000355

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

- 1. Code of Ordinances City of South Daytona 5-7, Permit required for fences, walls, obstructions
Comments: Stop Work Order issued on November 10, 2021, fence construction without permit.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000356

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

1. Code of Ordinances City of South Daytona Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Existing shipping containers do not meet requirements.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000357

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

1. Code of Ordinances City of South Daytona Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Shipping containers located on property do not meet required criteria.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000372

Location: 910 Big Tree Road, #1003, South Daytona

Owner: Campbell, Michelle E & Thomas

VIOLATION(S):

1. City of South Daytona Code of Ordinances 7-16, Garbage Containers
Comments: Garbage containers and recycle bins shall be placed at the curb no sooner than the day before pickup and must be removed after

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

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 Imposing Fine/Lien

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: Request Order Imposing Fine/Lien

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: Request Order Imposing Fine/Lien

Case # 14-244

Location: 2268 Kenilworth Avenue, South Daytona

Owner: McCowin, Shelia

VIOLATION(S):

1. 2012 International Property Maintenance, Section 308.1, Accumulation of Rubbish or Garbage
2. City of South Daytona, Code of Ordinances, Section 8-19, Conditions Prohibited
3. Consolidated Land Development Regulations, Section 7.5., Traffic/Parking Management
4. Consolidated Land Development Regulations, Section 5.5 E. Schedule of Zoning District Regulations, R-1 C.

Status: Request Order of Compliance

VI. REQUEST FOR REDUCTION OF FINES:

Case # 21-00153

Location: 2279 S. Ridgewood Avenue, South Daytona

Owner: Lai Lam Van

Status: Request for reduction of fines

VIII. NEXT MEETING: February 10, 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.