



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

Thursday, April 14, 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: March 10, 2022**

OFFICIAL BUSINESS:

V. REQUEST FOR CONTINUANCE:

Case # 21-000356

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

- 1. City of South Daytona Land Development Regulations Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Existing shipping containers do not meet requirements.

Status: Request Continuance to May 12, 2022

Case # 21-000357

Location: 802 Big Tree Road, South Daytona

Owner: Yelvington Big Tree LLC

VIOLATION(S):

- 1. City of South Daytona Land Development Regulations Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Shipping containers located on property do not meet required criteria.

Status: Request Continuance to May 12, 2022

VI. NEW BUSINESS:

Case # 22-000010

Owner: NLD DAYTONA LLC

Location: 2323 S RIDGEWOOD, SOUTH DAYTONA

VIOLATION(S):

- 1. City of South Daytona Code of Ordinances 5-217 (7), Minimum standards: Neat and fresh appearance
Comments: Remove rusted guardrail from property.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 22-000030 Owner: BEATTY STACEY L Location: 545 AURORA ST, SOUTH DAYTONA

VIOLATION(S):

1. Code of Ordinances City of South Daytona 5-7, Permit required for fences, walls, obstructions.
Comments: No permit on file for fence installed.
2. City of South Daytona Land Development Regulations 5.6(E)(2)(b), Supplementary regulations fences & walls front yards
Comments: Prohibited placement of not permitted fence installed on property.
3. Consolidated Land Development Regulations 5.6(E)(2)(c) , Side Yard Fencing
Comments: Prohibited placement of not permitted fence installed on property.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 22-000044 Owner: ANGEL CESAR Location: 2415 YALE RD, SOUTH DAYTONA

VIOLATION(S):

1. Florida Building Code 105.1, Permit Required
Comments: Obtain required permits for allowable structure renovations and receive the approved final inspections.
2. City of South Daytona Land Development Regulations 5.5(E)(2), R1C Permitted Uses
Comments: Prohibited second dwelling unit, in a single-family residentially zoned area.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

VII. OLD BUSINESS:

Case # 22-000004

Owner: Bui Kim Chung

Location: 1035 Sheri Blvd, South Daytona

VIOLATION(S):

1. City of South Daytona Land Development Regulations Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Shipping containers located on property do not meet required criteria within City Code.
Shipping Containers must be removed from the property.

Case was continued on February 10, 2022 to the April 14, 2022 Hearing

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000060

Owner: STONE EDGE PROPERTIES INC

Location: 1848 S RIDGEWOOD AVE, SOUTH DAYTONA

VIOLATION(S):

1. Florida Building Code 105.1, Permit Required
Comments: No permit issued for completion of concrete roll in ramp on property.

Status: Request Order Imposing Fine/Lien

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 Compliance

Case # 21-000378

Owner: VANN CAROLYN V EST

Location: 530 ELIZABETH PL , SOUTH DAYTONA

VIOLATION(S):

1. International Property Maintenance Code 111.1.3, Structure unfit for human occupancy
Comments: Structure is unfit for human occupancy due to lack of maintenance.
2. City of South Daytona Code of Ordinances 5-200, Prohibited
Comments: Unsafe and unsanitary conditions on property.
3. City of South Daytona Code of Ordinances 5-201, Finding and notice requiring correction.
Comments: Structure has been deemed unsafe by Chief Building Official, due to hazardous electrical.
4. International Property Maintenance Code 304.4, Structural members
Comments: Apparent failure of the roof system.
5. International Property Maintenance Code 304.7, Roofs and drainage
Comments: Apparent failure of the roof system.
6. International Property Maintenance Code 304.2, Protective Treatment
Comments: Lacks Protective Treatment.
7. International Property Maintenance Code 304.13, Windows, skylight and door frames
Comments: Window and Door Frames are damaged, missing, rotten and dilapidated.

Status: Request Order Imposing Fine/Lien

Case # 22-000008

Owner: FIRST COAST ENERGY LLP

Location: 1980 S RIDGEWOOD AVE, SOUTH DAYTONA

VIOLATION(S):

1. Code of Ordinances City of South Daytona 5-7, Permit required for fences, walls, obstructions.
Comments: Obtain required permit and receive an approved final inspection.
2. City of South Daytona Code of Ordinances 5-217 (1), Minimum standards: Fresh appearance
Comments: Structure in need of exterior maintenance to present a neat and fresh appearance. Exterior curb around structure in need of repair, removal of rust on exposed metal and painting.
3. City of South Daytona Code of Ordinances 5-217 (8), Minimum standards: Parking areas and Vacant lots
Comments: Parking area in need of striping and maintenance to maintain a neat and clean condition.
4. City of South Daytona Code of Ordinances 5-216 (17), Conditions constituting public nuisance: Care of premises
Comments: Weeds and trash on property.

Status: Request Order Imposing Fine/Lien

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

IX. NEXT MEETING: May 12, 2022

X. 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.