



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

January 14, 2021 at 9:00 AM

CITY COUNCIL CHAMBERS, 1672 S. Ridgewood Avenue, South Daytona, Florida

**SPECIAL MASTER: Attorney J. Peyton Quarles, Esquire**

**STAFF:**

Becky Witte, Code Compliance Manager  
Beverly Abrahamson, Code Compliance Officer  
Bret Steele, Code Compliance Officer  
John Malin, Rental Housing Inspector  
Lauren Rizzo, Planning Technician  
Jennifer St. Jean, Permit Technician

**I. CALL TO ORDER**

Special Master J. Peyton Quarles called the City of South Daytona's Special Master Code Enforcement Hearing to Order at South Daytona's City Hall, City Council Chambers, 1672 S. Ridgewood Ave, South Daytona, Florida at 9:00am.

**II. PLEDGE OF ALLEGIANCE**

**III. OATHS OF THE CITY OFFICIAL, RESPONDENTS AND WITNESSES**

Executed by Recording Secretary, Jennifer St. Jean.

**IV. APPROVAL OF MINUTES FOR: December 10, 2020**

Minutes approved by Special Master Quarles.

**OFFICIAL BUSINESS:**

**V. CASES CONTINUED: None**

**VI. CASES PENDING ACTION:**

1. 20-000779 STODDARD JONATHAN C

2208 ORIOLE LN , SOUTH DAYTONA FL

Code Officer: Bret Steele

1. VIOLATION: Section: City of South Daytona Code of Ordinances 18-19(d),  
Responsibilities of abutting property owners for maintenance

Comments: Remove all rock material and decorative border from City right-of-way and  
restore area (sod) to original condition.

Bret Steele, Code Compliance Officer, presented the case and requested that the respondent be found in violation.

Respondent: Jonathan Stoddard was present and spoke. Mr. Stoddard advised that the home has a settlement issue. He explained that he has contacted various governmental agencies on how address the issues at his home. Owner Jonathan Stoddard asked for a continuance to bring forth additional documentation.

Special Master Quarles continued the case.

Special Master Quarles signed the Findings of Fact, Conclusion of Law and Order as "Continued".

2. 20-000825 PURCHASE DAVID ALBERT  
590 SHERMAN RD , SOUTH DAYTONA FL  
Code Officer: Bret Steele

1. VIOLATION: Section: International Property Maintenance Code 304.7, Roofs and drainage  
Comments: Temporary tarp on roof.
2. VIOLATION: Section: International Property Maintenance Code 302.7, Accessory structures  
Comments: Dilapidated fence on property.

Bret Steele, Code Compliance Officer, presented the case and requested that the respondent be found in violation.

Respondent, Jennifer Rivela (14 Big Bucks Trail, Ormond Beach) was present and spoke. Stated her father passed away in September and the property is in probate. She explained that the process will not be complete until at least March. She said she is working to correct the violations.

Special Master Quarles found the respondent in violation and ordered a compliance date of March 15, 2021 or a fine of \$250.00 a day will be imposed for each day the violation continues past the prescribed date.

Special Master Quarles signed the Findings of Fact, Conclusion of Law and Order.

VII. CONSOLIDATED CASES: None

VIII. REPEAT VIOLATIONS: None

IX. REQUEST FOR REDUCTION OF FINES:

1. 19-000949 MARCANO LYSETTE  
129 CORAL CIR , SOUTH DAYTONA FL  
Code Officer: Bret Steele

1. VIOLATION: Section: Florida Building Code 105.1, Permit Required  
Comments: No permit on file for erection of two accessory structures located in northwest corner of property. No permit on file for addition added to north side of primary structure. No permit on file for reconstruction of dock. No approved final inspection received for active roof permit #40227.

2. VIOLATION: Section: City of South Daytona Code of Ordinances 5-8 (a), Height of hedges in residential areas

Comments: Hedges located at front of property exceed height limit.

Bret Steele, Code Compliance Officer, presented the request of reduction of fees request.

Kevin Vagovic (Vagovic & Abend, P.A., Attorneys and Counselors at Law), Legal Representation was present and requested to speak.

Special Master Quarles reduced the fine to \$3,790.00 to be paid within 30 days signed the Amendment of Findings of Fact, Conclusions of Law and Order/Lien.

2. 19-001339 TZADIK EAGLE OAKS LLC

2050 S RIDGEWOOD AVE, SOUTH DAYTONA FL 32119

Code Officer: John Malin

1. VIOLATION: Section: International Property Maintenance Code 302.2, Grading and drainage

Comments: section 302.2 Grading and drainage, repair damaged storm water piping under playground area near south pool.

John Malin, Rental Housing Inspector, presented the request of reduction of fees request.

Bianca Marada (Property Manager) was present and requested to speak.

Special Master Quarles reduced the fine to \$5,040.00 to be paid within 30 days signed the Amendment of Findings of Fact, Conclusions of Law and Order/Lien.

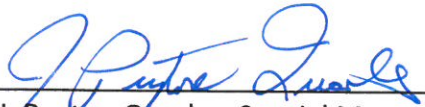
X. COMMUNICATIONS AND PETITIONS: None

The meeting was adjourned at 9:59 a.m.

Respectfully submitted,

  
Jennifer St. Jean, Recording Secretary

ATTEST:

  
J. Peyton Quarles, Special Master

Minutes transcribed by Jennifer St. Jean