



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

April 8, 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  
John Malin, Rental Housing Inspector  
Bret Steele, Code Compliance Officer  
Patsy Huffman, 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 on April 8, 2021.

**II. PLEDGE OF ALLEGIANCE**

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

Executed by Recording Secretary, Patsy Huffman.

**IV. APPROVAL OF MINUTES FOR: March 11, 2021**

Minutes approved by Special Master Quarles.

**OFFICIAL BUSINESS:**

**V. CASES CONTINUED: None**

**VI. CASES PENDING ACTION:**

Item VI- A: Case Number: 21-000089  
GORDON WILLIAM  
2001 MIKE ST, SOUTH DAYTONA FL 32119  
Code Officer: Beverly Abrahamson

1. VIOLATION: Section: City of South Daytona Code of Ordinances 18-19(a), Maintain ROW including mowing, edging, cutting & trimming  
Comments: Mow entire yard, trim trees, shrubs, plants, trim, edge sidewalks, driveway and street gutters.
2. VIOLATION: Section: International Property Maintenance Code 302.4, Weeds

Comments: Mow entire yard, trim trees, shrubs, plants, trim, edge sidewalks, driveway and street gutters.

3. VIOLATION: Section: International Property Maintenance Code 302.7, Accessory structures

Comments: Damaged fence.

Beverly Abrahamson, Code Enforcement Officer, presented the case and requested that the respondent be found in violation.

Respondent was not in attendance. Special Master Quarles accepted the Certificate of Service provided by staff.

Special Master Quarles found the respondent in violation and ordered a compliance date of April 22, 2021 to correct violations and if the respondent fails to comply the city is authorized to begin abatement process and an administrative fee of \$125.00 will be imposed.

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

VIII. REPEAT VIOLATIONS: None

IX. REQUEST FOR REDUCTION OF FINES:

Item IX- A: Case Number: **20-000038**

**Request Reduction of Fines (Total: \$164,818 -- 268 days of non-compliance)**

**New Owner – BBKD LLC**

**1952 S RIDGEWOOD AVE, SOUTH DAYTONA FL 32119**

1. VIOLATION: Section: City of South Daytona Code of Ordinances 5-216 (17),  
Conditions constituting public nuisance: Care of premises  
Comments: Debris and trash on property.
2. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (1),  
Minimum standards: Fresh appearance  
Comments: Not maintained exterior walls on structure.
3. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (4),  
Minimum standards: Broken or missing windows  
Comments: Broken and boarded up windows on structure.
4. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (7),  
Minimum standards: Neat and fresh appearance  
Comments: Damaged fence on property.
5. VIOLATION: Section: City of South Daytona Code of Ordinances 5-216 (9),  
Conditions constituting public nuisance: vacant structures  
Comments: Open vacant structure.
6. VIOLATION: Section: City of South Daytona Code of Ordinances 5-217 (2),  
Minimum standards: Structurally sound  
Comments: Damaged overhead doors on structure.

Becky Witte, Code Compliance Manager, presented the request of reduction of fees request.

Johnny Davis, Owner of 1952 S. Ridgewood was present and requested to speak. Attorney David W. Glasser, Realtor Roger Bronk and previous owner Suman Gupta presented their testimony and requested a reduction of fines.

Special Master Quarles reduced the fine to \$5,040.00 to be paid by May 8, 2021 and signed the Amendment of Findings of Fact, Conclusions of Law and Order/Lien.

Item IX- B: Case Number: **20-000605**  
**Request Reduction of Fines (Total: \$19,000 – 76 days of non-compliance)**  
**BVB PROPERTIES INC**  
**2018 S RIDGEWOOD AVENUE, SOUTH DAYTONA FL 32119**  
*Violation: 105.1 - Permit Required: Expired permit for roof repair with incorrect scope of work submitted.*

Becky Witte, Code Compliance Manager, presented the request of reduction of fees request.

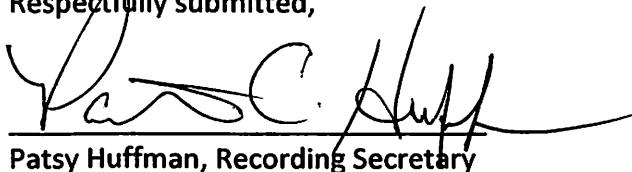
Kris Keilhack, representative of B.V. Belk Properties was available via telephone conference and requested to speak.

Special Master Quarles reduced the fine to \$1,540.00 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 9:48 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Patsy Huffman', written over a horizontal line.

Patsy Huffman, Recording Secretary

ATTEST:

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J. Peyton Quarles, Special Master