

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 9, 2023

OFFICIAL BUSINESS:

V. NEW BUSINESS:

Case # 23-000036 Owner: RIDGE APTS LLC Location: 2050 S RIDGEWOOD AVE, SOUTH DAYTONA FL 32119 VIOLATION(S):

1.International Property Maintenance Code 302.7, Accessory structures Comments: fencing along property line near ACE and Big Tree Plaza, dilapidated. Please remove or repair

Status: Non-compliance <u>Findings of Fact, Conclusions of Law and Order</u>

Case # 23-000052 Owner: CARNER TIM Location: 340 FERNDALE, SOUTH DAYTONA FL 32119 VIOLATION(S):

1.Florida Building Code 5-21 Model administrative code - Permit Required, Permit Required Comments: Permit Required for Renovations

Status: Non-compliance Findings of Fact, Conclusions of Law and Order

Case # 23-000053 Owner: GINDER RICKY LYNN Location: 2821 SAULS ST, SOUTH DAYTONA FL 32119 VIOLATION(S):

1.5.6. A (1) City of South Daytona Land Development Code Section 5.6 A, Accessory Structure on lot without permitted principal use

Comments: Accessory Structure must be removed from the property.

Status: Non-compliance Findings of Fact, Conclusions of Law and Order

Case # 23-000054 Owner: GINDER RICKY LYNN Location: 2821 SAULS ST, SOUTH DAYTONA FL 32119 VIOLATION(S): 1.Florida Building Code 5-21 Model administrative code - Permit Required, Permit Required

1.Florida Building Code 5-21 Model administrative code - Permit Required, Permit Required Comments: An Issued Building Permit is Required.

Status: Non-compliance <u>Findings of Fact, Conclusions of Law and Order</u>

Case # 23-000057 Owner: WENZ TIMOTHY Location: 917 DUNCAN RD , SOUTH DAYTONA FL 32119 VIOLATION(S):

1.International Property Maintenance Code 302.7, Accessory structures

Comments: fence is dilapidated and needs removed or repaired with appropriate permits

Status: Non-compliance Findings of Fact, Conclusions of Law and Order

Case # 23-000069 Owner: GSK 661 BEVILLE ROAD LLC Location: 661 BEVILLE RD 1 BEV, SOUTH DAYTONA FL 32119 VIOLATION(S):

> 1.City of South Daytona Code of Ordinances 16-11, Business Tax Receipt required Comments: Business Tax Receipt Required to operate a business

2.City of South Daytona Code of Ordinances 5-217 (1), Minimum standards: Fresh appearance

Comments: exterior property should be painted to reflect a neat and fresh apperance 3.City of South Daytona Code of Ordinances 5-217 (2), Minimum standards: Structurally sound

Comments: second floor stairwell (east) has a hole in ceiling; leaking door on hatch 4.City of South Daytona Code of Ordinances 5-217 (8), Minimum standards: Parking areas and Vacant lots

Comments: Parking area must be kept free of weeds, trash and debris

5.City of South Daytona Code of Ordinances 5-217 (9), Minimum standards: Landscaping Comments: Landscaping shall be kept in a neat and well-maintained condition

Status: Non-compliance <u>Findings of Fact, Conclusions of Law and Order</u>

Case # 23-000072 Owner: STRAMONDO PATRICIA W

Location: 2285 COLFAX DR , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.City of South Daytona Code of Ordinances 5-201, Finding and notice requiring correction. Comments: Property Unfit for Human Habitation- no power, no water

Status: Non-compliance <u>Findings of Fact, Conclusions of Law and Order</u>

Case # 23-000073 Owner: JOHN T SELF TRUST

Location: 1777 NOVA ROAD, SOUTH DAYTONA FL 32119

VIOLATION(S):

1.City of South Daytona Code of Ordinances 5-201, Finding and notice requiring correction. Comments: Rotten and dilapidated structure, siding and apparent failure of the roof system; Lack of electric power to the structure

Status: Non-compliance Findings of Fact, Conclusions of Law and Order

VI. OLD BUSINESS:

Case # 23-000001	Owner: SPACE CONCEPTS INC
	Location: 2281 CARMEN DR, SOUTH DAYTONA FL 32119

VIOLATION(S):

1. City of South Daytona Code of Ordinances 5-217 (7), Minimum standards: Neat and fresh appearance

Comments: EXTERIOR WALLS NEED PRESSURE WASHED AND PAINTED

2. City of South Daytona Code of Ordinances 5-217 (8), Minimum standards: Parking areas and Vacant lots Comments: PARKING LOT SHOULD BE MAINTAINED AND BE FREE OF POTHOLES AND

BROKEN PAVEMENT

Status: Request Order of Imposing Fine/Lien

Case # 23-000003	Owner: GASCON DAVID A
	Location: 2261 KENILWORTH, SOUTH DAYTONA FL 32119

VIOLATION(S):

City of South Daytona Code of Ordinances 4-47, Animal License
Comments: dog(s) on premises must be licensed by visiting the South Daytona Police
Department to begin the process
International Property Maintenance Code 302.1, Sanitation

Comments: PROPERTY SHOULD BE CLEAR OF JUNK, DEBRIS AND TRASH. EXTERIOR PROPERTY SHOULD REFLECT A NEAT AND FRESH APPEARANCE.

Status: Request Order of Imposing Fine/Lien

Case # 23-000020	Owner: ELSOBKY AMR M
	Location: 2938 OAK LEA DR , SOUTH DAYTONA FL 32119

VIOLATION(S):

1. International Property Maintenance Code 302.7, Accessory structures Comments: remove dilapidated structure

Status: Request Order of Imposing Fine/Lien

Case # 23-000031	Owner: KID CITY USA ENTERPRISES INC
	Location: 1952 S RIDGEWOOD AVE, SOUTH DAYTONA FL 32119

VIOLATION(S):

1. South Daytona Code of Ordinances 5-12, Permit Required For Restriping

Comments: Permit and Site Plan Required for Parking lot repairs and enhancements

Status: Request Order of Compliance

Case # 23-000033	Owner: BARNETTE PAUL E
	Location: 2640 ANASTASIA DR. SOUTH DAYTONA FL 32119

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation

Comments: outside of home is stained and does not reflect a fresh and neat appearance

2. International Property Maintenance Code 305.3, Interior surfaces

Comments: interior surfaces shall be maintained in a good, clean and sanitary condition

3. City of South Daytona Code of Ordinances 16-19(13)(a), Rental dwellings BTR required Comments: RENTAL LICENSE REQUIRED TO RENT PROPERTY

Status: Request Order of Imposing Fine/Lien

Case # 23-000035 Owner: FIGGINS SCOT ALAN Location: 608 RIDGE BLVD , SOUTH DAYTONA FL 32119

VIOLATION(S):

1. International Property Maintenance Code 302.4, Weeds

Comments: GRASS MUST BE MOWED, EDGED, AND TRIMMED. BUSHES AND VEGETATION MUST BE TRIMMED BACK

2. International Property Maintenance Code 302.8, Motor vehicles Comments: VEHICLE MUST BE REGISTERED WITH A VALID TAG

3. City of South Daytona Code of Ordinances 4-47, Animal License Comments: ANIMALS ON PROPERTY MUST REGISTERED WITH THE CITY Status: Request Order of Imposing Fine/Lien

VII. NEXT MEETING: May 11, 2023

VIII. ADJOURNMENT

Pursuant to Section 286.0105, Florida Statues, 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 Statues, 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 <u>bwitte@southdaytona.org</u>.