



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

Thursday, August 11, 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: July 14, 2022**

OFFICIAL BUSINESS:

V. NEW BUSINESS:

**Case # 21-000360 Owner: HEIDERSCHIED ROSE A
Location: 1951 PAPAYA DR , SOUTH DAYTONA FL 32119**

VIOLATION(S):

- 1.International Property Maintenance Code 304.1, General
Comments: Mildew on exterior wall of structure.
- 2.International Property Maintenance Code 304.6, Exterior walls
Comments: Rotting wood on exterior wall of structure.

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

**Case # 22-000119 Owner: DAVIS HARRIETT E & NANCY A DAVIS
Location: 798 ASPEN DR, SOUTH DAYTONA FL 32119**

VIOLATION(S):

- 1.Florida Building Code 105.1, Permit Required
Comments: Above ground swimming pool and prohibited accessory structure in rear yard.
- 2.International Property Maintenance Code 302.1, Sanitation
Comments: Properly dispose of all junk, trash and debris.
- 3.International Property Maintenance Code 302.7, Accessory structures
Comments: Fence is dilapidated.

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

**Case # 22-000140 Owner: NOVA FOUNTAIN BUSINESS
Location: 2841 S NOVA RD , SOUTH DAYTONA FL 32119**

VIOLATION(S):

- 1.City of South Daytona Code of Ordinances 5-217 (3), Minimum standards: Nonfunctional elements
Comments: Damaged double pole sign by the road.
- 2.City of South Daytona Code of Ordinances 7-6(b), Doors and openings shall be closed
Comments: Garbage enclosure is rarely closed and the dumpster does not fit into the enclosure because of all the trash outside of the dumpster.
- 3.City of South Daytona Land Development Regulations 8.2(D), Signage Permit Required
Comments: Any sign constructed, erected, altered, moved or posted first requires a permit.
- 4.City of South Daytona Land Development Regulations 8.2(F)(4), Sign maintenance
Comments: Sign by the road needs to be repaired.

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

Case # 22-000151 Owner: MCCUSKEY GEORGE H

Location: 625 AURORA ST , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.International Property Maintenance Code 302.1, Sanitation

Comments: Exterior property debris

2.City of South Daytona Land Development Regulations 7.5(B)(10)(g)(4), Motor vehicle parking limitation on residential property

Comments: Vehicles parking on front yard.

3.City of South Daytona Code of Ordinances 7-9, Facilities at single-family detached and duplex residential

Comments: Not shielded trash containers on property.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 22-000174 Owner: SCHMIDT ROBERT R & JEAN M CAPPADORA

Location: 1968 MENDER CIR , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.City of South Daytona Code of Ordinances 16-19(13)(a), Rental dwellings BTR required

Comments: Rental dwelling BTR required.

2.International Property Maintenance Code 302.1, Sanitation

Comments: Fence panels laying against the house.

3.International Property Maintenance Code 302.4, Weeds

Comments: Vines of vegetation growing up the side and rear of the house and the shrubs/plants in the front and side yards are overgrown.

4.International Property Maintenance Code 304.2, Protective Treatment

Comments: Staining / discoloration on the house, chimney and shed.

5.International Property Maintenance Code 304.3, Address Identification

Comments: House numbers are unidentifiable.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 22-000181 Owner: VAN LARSON JEREMIAH

Location: 1719 Caldwell Road, South Daytona, Florida 32119

VIOLATION(S):

1.City of South Daytona Land Development Regulations 7.5(B)(10)(c)(2), Miscellaneous parking regulations MRE

Comments: PLEASE HAVE BOAT AND TRAILERS MOVED BEHIND THE FRONT PLANE OF THE HOUSE

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 22-000184 Owner: MONTAGUE KEMP

Location: 2240 Granada Drive, South Daytona FL 32119

VIOLATION(S):

1.International Property Maintenance Code 302.7, Accessory structures

Comments: PLEASE HAVE THE FENCE REPAIRED. THE FENCE IS DILAPIDATED AND NOT IN GOOD CONDITION.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 22-000187 Owner: CONFIDENTIAL DATA F.S.119.071

Location: 2930 LANTERN DR , SOUTH DAYTONA FL 32119

VIOLATION(S):

1.International Property Maintenance Code 302.1, Sanitation

Comments: No outside storage of ladders, lawn equipment, planting materials, etc.

2.International Property Maintenance Code 304.2, Protective Treatment

Comments: Exterior walls are required to be maintained with a clean appearance.

3.International Property Maintenance Code 304.6, Exterior walls

Comments: Exterior walls are required to be maintained with a clean appearance.

4.International Property Maintenance Code 308.1, Accumulated rubbish or garbage

Comments: No outside storage of ladders, lawn equipment, planting materials, etc.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

VI. OLD BUSINESS:

Case # 22-000162

Owner: BARNES MICHAEL

Location: 1917 JAMES STREET, SOUTH DAYTONA

VIOLATION(S):

1.International Property Maintenance Code 304.7, Roofs and drainage

Comments: Tarp must be removed from roof

2.International Property Maintenance Code 302.1, Sanitation

Comments: North side of property must be cleaned up. Trash, junk stored on premises

3.International Property Maintenance Code A101.1 , Temporary Storm Shutter

Comments: Wood on window next to AC must be removed

Status: Request Order Imposing Fine/Lien

Case # 22-000126

Owner: A P ENTERPRISES OF DAYTONA LLC

Location: 2710 RIDGEWOOD AVENUE, SOUTH DAYTONA

VIOLATION(S):

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

Comments: Property must be pressure washed and painted to reflect a fresh appearance. Including gas pumps

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

Comments: Garbage enclosure needs replaced with a vinyl fencing or repairs to existing with consistent material and color. Further, signage is rusting as well as concrete barricades around property. Please have painted

3.City of South Daytona Code of Ordinances 5-217 (8), Minimum standards: Parking areas and Vacant lots

Comments: Parking lot must be free of trash debris and weeds

4.City of South Daytona Code of Ordinances 5-217 (9), Minimum standards: Landscaping

Comments: Landscaping throughout property must be maintained by cutting mowing edging and trimming on a regular schedule.

5.International Property Maintenance Code 302.8, Motor vehicles

Comments: Vehicle on property is in operable with expired tag. Please have the vehicle removed from the property.

Status: Request Order Imposing Fine/Lien

VII. REQUEST FOR REDUCTION OF FINES:

VIII. NEXT MEETING: September 8, 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.