



**CITY OF SOUTH DAYTONA  
SPECIAL MASTER CODE ENFORCEMENT  
AGENDA  
February 11, 2021 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 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: January 14, 2021

**OFFICIAL BUSINESS:**

- V. CASES CONTINUED: None
- VI. CASES PENDING ACTION:

Item VI- A: Case Number: 21-000026  
SHOEBOX SALOON LLC  
1903 S RIDGEWOOD, SOUTH DAYTONA FL 32119  
Code Officer: Bret Steele

1. VIOLATION: Section: City of South Daytona Code of Ordinances 5-216 (17),  
Conditions constituting public nuisance: Care of premises  
*Comments: Inoperable abandoned vehicle on property.*

Item VI- B: Case Number: 20-000432  
TEICH HOLDINGS GROUP LLC  
548 CAMBRIDGE CIR, SOUTH DAYTONA FL 32119  
Code Officer: Beverly Abrahamson

1. VIOLATION: Section: City of South Daytona Code of Ordinances 10-37, Outdoor lighting  
*Comments: Outdoor lighting that shines directly on or results in glare on adjacent property(ies).*
2. VIOLATION: Section: Florida Building Code 105.1, Permit Required  
*Comments: Above ground pool, deck around pool, addition to rear of house, addition to accessory structure, plumbing (outdoor sink) and electric. There may be addition permitting requirements.*
3. VIOLATION: Section: City of South Daytona Code of Ordinances 16-19(13)(b), Rental dwellings Inspection required  
*Comments: Annual rental inspection required.*

Item VI- C: Case Number: 20-000856

JASINGH RYAN

110 OLD SUNBEAM DR, SOUTH DAYTONA FL 32119

Code Officer: Beverly Abrahamson

1. VIOLATION: Section: Florida Building Code 105.1, Permit Required  
*Comments: Addition(s) to rear of principle structure.*

Item VI- D: Case Number: 20-000891

FARRELL JOHN J JR

860 TEMPLE RD, SOUTH DAYTONA FL 32119

Code Officer: Beverly Abrahamson

1. VIOLATION: Section: Florida Building Code 105.1, Permit Required  
*Comments: Accessory structure in rear yard with no evidence of a finalized permit with inspection approval(s).*

Item VI- E: Case Number: 21-000021

FIRST COAST ENERGY LLP

1980 S RIDGEWOOD, SOUTH DAYTONA FL 32119

Code Officer: Bret Steele

1. VIOLATION: Section: City of South Daytona Land Development Regulations 8.1(E),  
Landscape standards installation and maintenance  
*Comments: Replace all dead landscaping and maintain to present a healthy, neat and orderly appearance.*

VIII. REPEAT VIOLATIONS: None

IX. REQUEST FOR REDUCTION OF FINES:

Item IX- A: Case Number: **20-000010**

**Request Reduction of Fines (Total: \$15,250 – 61 days of non-compliance)**

VENETIAN APARTMENT HOMES LLC

3109 S RIDGEWOOD , SOUTH DAYTONA FL 32119

Code Officer: Beverly Abrahamson

1. VIOLATION: Section: City of South Daytona Code of Ordinances 10-9,  
Drainage, obstructing or changing  
*Comments: Accumulation of fill material on property.*
2. VIOLATION: Section: City of South Daytona Code of Ordinances 10-10(a),  
Excavations  
*Comments: No submitted site plan for completed and proposed scope of work on property, for the obtaining of required permit.*

Item IX- B: Case Number: **20-000153**

**Request Reduction of Fines (Total: \$15,250 – 61 days of non-compliance)**

VENETIAN APARTMENT HOMES LLC

3117 RIDGEWOOD , SOUTH DAYTONA FL 32119

Code Officer: Beverly Abrahamson

1. VIOLATION: Section: City of South Daytona Code of Ordinances 10-9,  
Drainage, obstructing or changing  
*Comments: Accumulation of fill material on property.*

2. VIOLATION: Section: City of South Daytona Code of Ordinances 10-10(a), Excavations

*Comments: No submitted site plan for completed and proposed scope of work on property, for the obtaining of required permit.*

Item IX- C: Case Number: **20-000595**  
**Request Reduction of Fines (Total: \$5,750 for 23 days of non-compliance)**  
HAGER MARY TR  
2214 KENILWORTH , SOUTH DAYTONA FL 32119  
Code Officer: Bret Steele

1. VIOLATION: Section: International Property Maintenance Code 304.7, Roofs and drainage

*Comments: Temporary tarp on roof.*

X. COMMUNICATIONS AND PETITIONS: None

PURSUANT TO SECTION 286.0105 FLORIDA STATUTES, if an individual decides to appeal any decisions made with respect to any matter considered at a meeting or hearing, that individual will need a record of the proceeding and will need to ensure that a verbatim record of the proceeding is made. The City does not prepare or provide a verbatim record of the proceedings.

In accordance with the American Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in the proceedings should contact the City of South Daytona's Deputy City Clerk at (386) 322-3011 for assistance at least 48 hours before the date of the meeting.