



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

May 13, 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: April 8, 2021

OFFICIAL BUSINESS:

V. CASES CONTINUED: None

VI. CASES PENDING ACTION:

Item VI- A: Case Number: 21-000101
SMYSER PAMELA L
700 RIDGE BLVD, SOUTH DAYTONA FL 32119
Code Officer: Beverly Abrahamson
1. *VIOLATION: Section: International Property Maintenance Code 304.7, Roofs and drainage*
Comments: Tarp on roof

Item VI- B: Case Number: 21-000112
CYR KYLE W & CAREY F
922 VALENCIA RD, SOUTH DAYTONA FL 32119
Code Officer: Beverly Abrahamson
1. *VIOLATION: Section: International Property Maintenance Code 105.2, Alternative materials*
Comments: The permanent use of tarps for screening purposes.
2. *VIOLATION: Section: International Property Maintenance Code 304.1.1, Unsafe conditions.*
Comments: The permanent use of tarps for screening purposes.

Item VI- C: Case Number: 21-000104
RWF PROPERTIES LLC
1725 S NOVA RD, SOUTH DAYTONA FL 32119
Code Officer: Beverly Abrahamson
1. *VIOLATION: Section: City of South Daytona Land Development Regulations 5.5(N)(2), LI-Light Industrial district-Permitted Uses*
Comments: Vacant parcel of land zoned LI being used to park vehicles and equipment.

Item VI- D: Case Number: 21-000014
RIEDER MELISSA J
1958 PAPAYA DR, SOUTH DAYTONA FL 32119
Code Officer: Bret Steele
1. *VIOLATION: Section: International Property Maintenance Code 304.2, Protective Treatment*
Comments: Rotting fascia and chipped paint on structure.

Item VI- E: Case Number: 21-000113
LAMONT ELIZABETH ET AL & MICHAEL LAMONT
729 STEELE AV, SOUTH DAYTONA FL 32119
Code Officer: Beverly Abrahamson
1. VIOLATION: Section: City of South Daytona Code of Ordinances 14-36(a), Maintain ROW including mowing, edging, cutting & trimming
Comments: Mowing, edging, cutting & trimming required.
2. VIOLATION: Section: International Property Maintenance Code 302.1, Sanitation
Comments: Remove all trash/junk/debris from exterior yard.
3. VIOLATION: Section: International Property Maintenance Code 302.4, Weeds
Comments: Mow, edge, cut & trimming required.
4. VIOLATION: Section: International Property Maintenance Code 304.2, Protective Treatment
Comments: Discoloration of exterior siding requires maintenance (cleaned/painting)
5. VIOLATION: Section: International Property Maintenance Code 302.5, Rodent harborage
Comments: Harboring of rodents (moles and snakes)
6. VIOLATION: Section: International Property Maintenance Code 302.7, Accessory structures
Comments: dilapidated fence

Item VI- F: Case Number: 21-000109
PAGO INC
DRAINAGE EASEMENT BETWEEN POPE AVE & GREEN ST
Code Officer: Beverly Abrahamson
1. VIOLATION: Section: City of South Daytona Land Development Regulations 7.3(E)(3)(a), Maintenance
Comments: Unmaintained property.

VIII. REPEAT VIOLATIONS: None

IX. REQUEST FOR REDUCTION OF FINES:

Item IX- A: Case Number: **20-000261**
Request Reduction of Fines (Total: \$71,250 -- 285 days of non-compliance)
US BANK TRUST NA TR – *Property for Sale*
910 LEMON RD , SOUTH DAYTONA FL 32119
VIOLATION: Section: City of South Daytona Code of Ordinances 16-19(13)(b), Rental dwellings Inspection required.
Comments: Have an approved final inspection from Rental Housing repair list issued March 20, 2020.

Item IX- B: Case Number: **20-000891**
Request Reduction of Fines (Total: \$9,500.00 – 38 days of non-compliance)
FARRELL JOHN J JR
860 TEMPLE RD , SOUTH DAYTONA FL 32119
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).

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.