



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

Thursday, November 4, 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 9:00 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: October 14, 2021**

OFFICIAL BUSINESS:

- V. NEW BUSINESS:**

Case # 21-000226

Location: 2710 S. Ridgewood Ave, South Daytona

Owner: A P Enterprises of Daytona, LLC

VIOLATION(S):

- 1. City of South Daytona Code of Ordinances 7-6(d), Garbage and trash storage facilities and enclosures
Comments: Damaged trash enclosure on property.
- 2. City of South Daytona Land Development Regulations 8.2(D), Signage Permit Required
Comments: Remove all temporary signage on property, i.e. feather flag, sign on trash enclosure and signs on bollards.
- 3. City of South Daytona Code of Ordinances 5-216 (17), Conditions constituting public nuisance: Care of premises
Comments: Remove all exterior debris on property, i.e. sandbags, junk, disabled gas pump.
- 4. City of South Daytona Land Development Regulations 8.4(C), South Ridgewood Avenue Corridor Design Guidelines
Comments: Newspaper dispensers do not comply with CRA Guidelines. Section 4.6 Site Furnishings, Sub Section 4.6.5 Newspaper Dispensers

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000305

Location: 608 Ridge Blvd, South Daytona

Owner: Figgins, Scot Alan

VIOLATION(S):

- 1. International Property Maintenance Code 302.4, Weeds
Comments: PROPERTY NEEDS MAINTAINED ON A REGULAR BASIS. PROPERTY HAS OVERGROWN TREES AND GRASS
- 2. International Property Maintenance Code 302.8, Motor vehicles
Comments: VEHICLE ON PROPERTY DOES NOT HAVE A CURRENT TAG

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000310

Location: 309 Olive Street, South Daytona

Owner: Nelson Investment Properties LLC

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation

Comments: Premises has junk, debris and construction material on side yards and back yard.

2. International Property Maintenance Code 304.7, Roofs and drainage

Comments: Roof is leaking into bedroom; Holes in roof and soffit area

3. International Property Maintenance Code 604.3, Electrical System Hazards

Comments: Main electrical box is not labeled; bedroom lighting not wired correctly and does not turn on

4. International Property Maintenance Code 304.13, Windows, skylight and door frames

Comments: Back door frame is not fastened; Window is cracked on rear side of property

5. International Property Maintenance Code 304.14, Insect screens

Comments: Windows on property do not have screens

6. International Property Maintenance Code 504.1, General; plumbing fixtures

Comments: Main kitchen shut off valve leaking; master bath leaking

7. International Property Maintenance Code 602.3, Heat Supply

Comments: Tenants only supplied with a Window Unit Air Conditioner; No heat available to structure

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # 21-000322

Location: 1967 Menger Circle, South Daytona

Owner: Lavalley, Eugene E. Jr.

VIOLATION(S):

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

Comments: All MREs must be parked on side yard behind front plane of house, or in garage or carport.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

VI. REQUEST FOR REDUCTION OF FINES:

Case # 19-000148

Location: 2919 S. Ridgewood Avenue, South Daytona

Owner: Singleton, Donald Craig

Status: Compliant

Request for reduction of fines

Case # 21-00153

Location: 2279 S. Ridgewood Avenue, South Daytona

Owner: Lai Lam Van

Status: Compliant

Request for reduction of fines

VII. OLD BUSINESS:

Case # 20-000701

Location: 2448 Anastasia Dr, South Daytona

Owner: Tunstall, James H

VIOLATION(S): International Property Maintenance Code 304.7, Roofs and drainage

Status: Request Order of Compliance

Case # 21-000101

Location: 700 Ridge Blvd, South Daytona

Owner: Smyser, Pamela L

VIOLATION(S): International Property Maintenance Code 304.7, Roofs and drainage

Status: Request Amended Findings of Fact

Case # 21-000216

Location: 2569 Anastasia Drive, South Daytona

Owner: GE Renovation Services Inc

VIOLATION(S): International Property Maintenance Code 302.4, Weeds

Status: Request Order of Compliance

Case # 21-000281

Location: 550 Dorset Circle, South Daytona

Owner: Mitchell, Joseph R

VIOLATION(S): City of South Daytona Land Development Regulations 5.6(A)(5)(b), Prohibited Structure

Comments: Prohibited accessory structure on property.

Status: Request Order of Non-Compliance

Case # 21-000284

Location: 2425 S. Ridgewood Ave, South Daytona

Owner: Realty Income Properties 19

VIOLATION(S):

1. City of South Daytona Code of Ordinances 14-36(a), Maintain ROW including mowing, edging, cutting & trimming

Comments: Not maintained right-of-ways, violation height weeds and grass.

2. City of South Daytona Land Development Regulations 7.3(E)(3)(a), Maintenance

Comments: Not maintained, overgrown water retention areas.

Status: Request Order of Non-Compliance

Case # 21-000286

Location: 716 Boston Ave, South Daytona

Owner: Capaldo, Michael A

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation

Comments: Any and all junk, trash and rubbish throughout the exterior property.

2. International Property Maintenance Code 302.4, Weeds

Comments: Overgrown grass, weeds and plants.

3. International Property Maintenance Code 302.7, Accessory structures

Comments: Fence has trees growing through it

4. International Property Maintenance Code 304.2, Protective Treatment

Comments: Exterior surfaces shall be maintained in good condition. Staining or discoloration shall be removed.

5. International Property Maintenance Code 304.7, Roofs and drainage

Comments: Roof shall be maintained in good repair and free from obstructions.

6. City of South Daytona Land Development Regulations 7.6(E)(6)(a)(2), Tree protection criteria for removal

Comments: Remove or top off to safe level dead and dangerous tree in front yard.

Status: Request Order of Compliance

VIII. NEXT MEETING: December 9, 2021

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.