



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

Thursday, June 16, 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: May 12, 2022**

OFFICIAL BUSINESS:

V. NEW BUSINESS:

**Case # 22-000042 Owner: NJA DAYTONA LLC
Location: 2156 RIDGEWOOD , SOUTH DAYTONA FL 32119**

VIOLATION(S):

- 1.City of South Daytona Code of Ordinances 5-217 (1), Minimum standards: Fresh appearance
Comments: PROPERTY SHOULD BE FREE OF DIRT AND MILDEW ON WALLS; PROPERTY SHALL PRESENT A NEAT AND FRESH APPEARANCE
- 2.City of South Daytona Code of Ordinances 5-217 (9), Minimum standards: Landscaping
Comments: PROPERTY IS NEED OF LANDSCAPING; WEEDS AND OVERGROWTH THROUGHOUT NEED ATTENTION
- 3.City of South Daytona Code of Ordinances 5-217 (7), Minimum standards: Neat and fresh appearance
Comments: WALLS ON THE NORTH SIDE OF PROPERTY, NEAR DRIVE-THRU LANE ARE STAINED AND IN NEED OF PAINTING
- 4.City of South Daytona Code of Ordinances 5-217 (2), Minimum standards: Structurally sound
Comments: GUARD RAILINGS IN THE FRONT OF BUSINESS ARE ROTTED, RUSTING AND LOOSE. PLEASE REPAIR TO ENSURE SAFETY OF GUESTS

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

**Case # 22-000070 Owner: BANNISTER SHERRYL KAY
Location: 538 LAMBRIGHT RD , SOUTH DAYTONA FL 32119**

VIOLATION(S):

- 1.International Property Maintenance Code 302.1, Sanitation
Comments: Exterior property and premises shall be maintained in a clean, safe and sanitary condition
- 2.International Property Maintenance Code 302.7, Accessory structures
Comments: Shed in rear has shingles missing, mildew, mold, and in not good repair
- 3.International Property Maintenance Code 308.1, Accumulated rubbish or garbage
Comments: PROPERTY SHALL BE FREE OR GARBAGE, JUNK AND DEBRIS

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

Case # 22-000080 **Owner:** ODOM BENJAMIN
Location: 149 REEF RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.City of South Daytona Land Development Regulations 7.5(B)(10)(c)(2), Miscellaneous parking regulations MRE
Comments: Boat trailer stored beyond the front plane of structure.

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

Case # 22-000081 **Owner:** CLIFTON GWILI H
Location: 132 REEF RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.City of South Daytona Land Development Regulations 7.5(B)(10)(c)(2), Miscellaneous parking regulations MRE
Comments: Boat parked in driveway.

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

Case # 22-000105 **Owner:** MANGO WILLIAM ETAL
Location: 1845 BISCAYNE , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.International Property Maintenance Code 304.1, General
Comments: Damaged fascia board on structure.
- 2.International Property Maintenance Code 302.1, Sanitation
Comments: Accumulation of debris on property.
- 3.City of South Daytona Land Development Regulations 7.5(B)(10)(c)(2), Miscellaneous parking regulations MRE
Comments: MRE (boat) parked beyond the front plane of structure.
- 4.City of South Daytona Land Development Regulations 7.5(B)(10)(g)(4), Motor vehicle parking limitation on residential property
Comments: Vehicles parked on front yard.

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

Case # 22-000124 **Owner:** GARRETT BESS I
Location: 2308 KENILWORTH , SOUTH DAYTONA FL 32119

VIOLATION(S):

1. Florida Building Code 105.1, Permit Required
Comments: No permit on file for enclosure of garage.

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

Case # 22-000125 **Owner:** WHEDBEE BILLY J & NANCY J
Location: 612 BIG TREE RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

- 1.International Property Maintenance Code 111.1.3, Structure unfit for human occupancy
Comments: STRUCTURE UNFIT FOR HUMAN OCCUPANCY
- 2.City of South Daytona Code of Ordinances 5-200, Prohibited
Comments: STRUCTURE APPEARS TO BE UNSAFE AND DILAPIDATED.
- 3.International Property Maintenance Code 304.4, Structural members
Comments: STRUCTURAL MEMBERS OF THE ROOF APPEAR TO BE FAILING
- 4.International Property Maintenance Code 304.7, Roofs and drainage
Comments: ROOFING HAS HOLE THAT MUST BE REPAIRED
- 5.International Property Maintenance Code 304.2, Protective Treatment
Comments: DOORS AND WINDOWS DO NOT APPEAR TO BE IN GOOD CONDITION
- 6.International Property Maintenance Code 304.13, Windows, skylight and door frames

Comments: WINDOWS APPEAR TO BE CRACKED ON FRONT RIGHT WINDOW; WINDOW HAS TAPE COVERING PARTS OF WINDOW
7.City of South Daytona Code of Ordinances 16-19(13)(a), Rental dwellings BTR required
Comments: PROPERTY OWNER MUST OBTAIN A RENTAL LICENSE

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

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: Non-compliance

Findings of Fact, Conclusions of Law and Order

VI. OLD BUSINESS:

Case # 19-001353

Owner: WEBER KATHERINE & ANN S WARIS

Location: 914 CAREY DRIVE, SOUTH DAYTONA

VIOLATION(S):

1. International Property Maintenance Code 302.1. Exterior property and premises shall be maintained in a clean, safe and sanitary condition. The occupant shall keep that part of the exterior property that such occupant occupies or controls in a clean and sanitary condition.
2. International Property Maintenance Code 303.1. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Status: Request Order of Compliance

Case # 21-000060

Owner: STONE EDGE PROPERTIES INC

Location: 1848 S RIDGEWOOD AVE, SOUTH DAYTONA

VIOLATION(S):

1. Florida Building Code 105.1, Permit Required
Comments: No permit issued for completion of concrete roll in ramp on property.

Status: Request Order of Non- Compliance, Order of Fine/Lien

Case # 21-000380

Owner: PALMER EDWIN

Location: 509 BIG TREE RD , SOUTH DAYTONA FL 32119

VIOLATION(S):

1. City of South Daytona Code of Ordinances 5-201, Finding and notice requiring correction.
Comments: Unsafe, dilapidated structure requiring repairs or demolishing.
Status: Non-compliance

Status: Request Order of Non- Compliance, Order of Fine/Lien

Case # 22-000044 **Owner:** ANGEL CESAR
Location: 2415 YALE RD, SOUTH DAYTONA

VIOLATION(S):

1. Florida Building Code 105.1, Permit Required
Comments: Obtain required permits for allowable structure renovations and receive the approved final inspections.
2. City of South Daytona Land Development Regulations 5.5(E)(2), R1C Permitted Uses
Comments: Prohibited second dwelling unit, in a single-family residentially zoned area.

Status: Request Order of Non- Compliance, Order of Fine/Lien

VII. REQUEST FOR REDUCTION OF FINES: None for this meeting.

VIII. CONTINUED CASES:

Case # 21-000356 **Owner:** Yelvington Big Tree LLC
Location: 802 Big Tree Road, South Daytona

VIOLATION(S):

1. City of South Daytona Land Development Regulations Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Existing shipping containers do not meet requirements.

Status: Continuance to June 16, 2022

Case # 21-000357 **Owner:** Yelvington Big Tree LLC
Location: 802 Big Tree Road, South Daytona

VIOLATION(S):

1. City of South Daytona Land Development Regulations Sec. 5.6. R Shipping Containers, Shipping Containers
Comments: Shipping containers located on property do not meet required criteria.

Status: Continuance to June 16, 2022

IX. NEXT MEETING: July 14, 2022

X. 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.