



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

**Thursday, July 14, 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: June 16, 2022**

**OFFICIAL BUSINESS:**

**V. NEW BUSINESS:**

**Case # 22-000161      Owner: CONFIDENTIAL DATA F.S.119.071  
Location: 2865 OAK LEA DR , SOUTH DAYTONA**

**VIOLATION(S):**

- 1.International Property Maintenance Code 304.1, General  
Comments: PLEASE HAVE STAINS ON STRUCTURE OF HOME REMOVED BY PRESSURE WASHING
- 2.International Property Maintenance Code 302.7, Accessory structures  
Comments: FENCING ON SOUTH SIDE OF PROPERTY IS LEANING AND DILAPIDATED. PLEASE REPAIR OR HAVE NEW ONE INSTALLED
- 3.City of South Daytona Land Development Regulations 7.5(B)(10)(g)(4), Motor vehicle parking limitation on residential property  
Comments: PLEASE UTILIZE THE DRIVEWAY OR PARKAGE AREA FOR PARKING

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

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

**VI. OLD BUSINESS:**

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

**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: Request Order Compliance**

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

**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: Request Order Imposing Fine/Lien**

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

**VIOLATION(S):**

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

**Status: Request Order Compliance**

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

**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: 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**

**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 Compliance**

**VII.      REQUEST FOR REDUCTION OF FINES:**

**Case # 21-000060      Owner: STONE EDGE PROPERTIES INC**  
**Location: 1848 S RIDGEWOOD AVE, SOUTH DAYTONA**

**VIOLATION(S):**

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

**Status: Request for Reduction of Fines. Order Imposing Fine was signed June 16, 2022. Order of Compliance requested. Request for reduction hearing was received before the Order was recorded with Volusia County Clerk of Court.**

**Case # 22-000008      Owner: FIRST COAST ENERGY LLP**  
**Location: 1980 S RIDGEWOOD , SOUTH DAYTONA FL 32119**

**VIOLATION(S):**

1. City of South Daytona Code of Ordinances 5-217 (1), Minimum standards: Fresh appearance  
Comments: Structure in need of exterior maintenance to present a neat and fresh appearance. Exterior curb around structure in need of repair, removal of rust on exposed metal and painting.
2. City of South Daytona Code of Ordinances 5-217 (8), Minimum standards: Parking areas and Vacant lots  
Comments: Parking area in need of striping and maintenance to maintain a neat and clean condition.

**Status: Request for Reduction of Fines. Order of Compliance was signed June 16, 2022. Request for reduction hearing was received before the Order was recorded with Volusia County Clerk of Court.**

**VIII.    NEXT MEETING: August 11, 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](mailto:bwitte@southdaytona.org).