



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

Thursday, September 12, 2024 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:

- Item 1: CALL TO ORDER**
- Item 2: PLEDGE OF ALLEGIANCE**
- Item 3: OATHS OF THE CITY OFFICIAL, RESPONDENTS AND WITNESSES**
- Item 4: APPROVAL OF MINUTES: July 11, 2024**

OFFICIAL BUSINESS:

- Item 5: NEW BUSINESS:**

Case: 24-000190 **Owner:** Ridge Apt LLC

Address: 2050 S. Ridgewood Avenue, South Daytona FL 32119

Parcel Number: 534416000521

VIOLATION(S):

1. International Property Maintenance Code 305.3, Interior surfaces
Comments: All interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.
2. International Property Maintenance Code 304.13, Windows, skylight and door frames
Comments: Every windows, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
3. INTERNATIONAL PROPERTY MAINTENANCE CODE 605.2, RECEPTACLES
Comments: All receptacle outlets shall have the appropriate faceplate cover for the location
4. International Property Maintenance Code 304.12, Handrails and guards
Comments: Every hand rail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case: 24-000211 **Owner:** Beninati, Bart A

Address: 2916 Lantern Drive, South Daytona FL 32119

Parcel Number: 533314010090

VIOLATION(S):

1. City of South Daytona Code of Ordinances 4-47, Animal License

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case: 24-000212 **Owner:** Labosco, Lynda M TR

Address: 633 Olive Street, South Daytona FL 32119

Parcel Number: 532900000019

VIOLATION(S):

1. South Daytona Code of Ordinances 10-33 (5), Radios, television sets, musical instruments, and similar

Comments: Noises from Radio and Television are being heard across property lines, and they have become a disturbance.

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Item 6: OLD BUSINESS:

Case: 24-000168 **Owner:** Grand 2311 LLC

Address: 644 Northern Road, South Daytona FL 32119 **Parcel Number:** 532913190011

VIOLATION(S):

1. 1. City of South Daytona Code of Ordinances 16-19(13)(b), Rental dwellings Inspection required.
2. City of South Daytona Code of Ordinances 16-19(13)(a), Rental dwellings BTR required

Status: Order of Compliance

Item 7: NEXT MEETING: October 10, 2024

Item 8: 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) 322-3014 or by email at bwitte@southdaytona.org.