



**CITY OF SOUTH DAYTONA
SPECIAL MASTER CODE ENFORCEMENT
AGENDA
Thursday, October 10, 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: September 12, 2024**

OFFICIAL BUSINESS:

- Item 5: APPEAL:**

Case: 24-000272 **Owner:** McCuskey, George
Address: 625 Aurora Street, South Daytona, FL 32119 **Parcel Number:** 532801030100

VIOLATION(S):

1. City of South Daytona Code of Ordinances Section 4-14. - Duty to keep animal under restraint. (a) It shall be the duty of every owner of any animal, or anyone having any animal in his possession or custody, to ensure that the animal is kept under restraint to prevent the animal from leaving, while unattended, the real property limits of its owner, possessor or custodian, and that it is: (1) Securely and humanely enclosed within a house, building, fence, pen or other enclosure out of which it cannot climb, dig, jump or otherwise escape on its own volition; and such enclosures must be securely locked at any time the animal is left unattended; or (2) Securely and humanely restrained by chain, cable and trolley, or other tether of sufficient strength to prevent escape; or (3) On a leash and under the control of a competent person.
2. City of South Daytona Code of Ordinances Section 4-47. Required. Any person owning, keeping, harboring or having custody of any dog or cat over six (6) months of age within this city must obtain a license as herein provided.
3. City of South Daytona Code of Ordinances Section 4-56. Tags required. Upon acceptance of the license application and fee, the licensing authority shall issue a durable tag stamped with an identifying number and the year of issuance. Tags should be designed so that they may be conveniently fastened or riveted to the animal's collar or harness.
4. City of South Daytona Code of Ordinances Section 4-57. - Dogs, cats to wear tags. Dogs and cats must wear identification tags at all times when off the premises of the owners.
5. City of South Daytona Code of Ordinances Section 4-11. - Duty of all animal owners to be responsible owners. (a) It shall be the duty of every owner of any animal, or anyone having animal in his possession or custody, to take all necessary steps and precautions to prevent such animals from becoming a nuisance and to protect other persons, property and animals from injuries or damage which might result from their animals' behavior, regardless of whether such behavior is motivated by mischievousness, playfulness or ferocity. (b) In the event that the owner or keeper of any animal is a minor, the parent or guardian of such minor shall be responsible to ensure that all provisions of this section are complied with.

6. City of South Daytona Code of Ordinances Section 18-1 (e) *Vehicles considered to be illegally parked*. A motor vehicle, including cars, trucks or motorcycles, shall be considered to be illegally parked at any time that it is stopped, standing or parked.

Status: Request to Appeal Citation

Item 6: NEW BUSINESS:

Case: 24-000232 **Owner:** Holter, Kelly Allen
Address: 875 Valencia Road, South Daytona FL 32119 **Parcel Number:** 534203000170

VIOLATION(S):

1. International Property Maintenance Code 302.8, Motor vehicles
Comments: Register All vehicles on property.

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

Case: 24-000233 **Owner:** Johnson, Nils A & Johnson, Treichelle
Address: 151 Sea Isle Circle, South Daytona FL 32119 **Parcel Number:** 532108000540

VIOLATION(S):

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

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

Case: 24-000235 **Owner:** Zeimet, James Joseph
Address: 1899 Magnolia Ave, South Daytona FL 32119 **Parcel Number:** 534436000010

VIOLATION(S):

1. City of South Daytona Land Development Regulations 7.5(B)(10)(g)(4), Motor vehicle parking limitation on residential property

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

Case: 24-000261 **Owner:** Craig, Ernest C LE & Craig Gayla J. TIC & William, James W TE & Williams Cleo R TE

Address: 2951 Bristol Lane, South Daytona FL 32119 **Parcel Number:** 533318000300

VIOLATION(S):

1. City of South Daytona Land Development Regulations 7.5(B)(10)(d), MRE, Temporary parking

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

Case: 24-000267 **Owner:** Griffin, Evelyn D
Address: 727 Ridge Blvd, South Daytona FL 32119 **Parcel Number:** 533309010140

VIOLATION(S):

1. International Property Maintenance Code 302.1, Sanitation

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

Item 7: REPEAT VIOLATIONS:

Case: 24-000271 **Owner:** Ginder, Ricky Lynn and Maxwell, Victoria Marie
Address: 2821 Sauls Street, South Daytona FL 32119 **Parcel Number:** 633701040021

VIOLATION(S):

1. City of South Daytona Code of Ordinances Permit Expired for Single Family Home

Status: Repeat Violation

Item 8: OLD 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 handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Status: Request Order of Compliance

Item 9: NEXT MEETING: November 21, 2024

Item 10: 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.