



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

Thursday, April 9, 2026 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: March 5, 2026**

OFFICIAL BUSINESS:

- Item 5: NEW BUSINESS:**

Case # 26-000068 Owner: ORF VII Sunshine Plaza LLC
Location: 2400 S. Ridgewood Avenue, South Daytona FL 32119 Parcel: 5344-08-03-0010

VIOLATION(S):

- 1. City of South Daytona Land Development Regulations 8.2(F)(4), Sign maintenance

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

Case # 26-000079 Owner: Stramondo, Michael W & Tricia A
Location: 2075 Oak Meadow Circle, South Daytona FL 32119 Parcel: 5344-29-00-020B

VIOLATION(S):

- 1. International Property Maintenance Code 304.13, Windows, skylight and door frames
- 2. International Property Maint. Code 505.1, Water System

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

- Item 6: OLD BUSINESS:**

Case # 26-000064 Owner: Abidin, Robert
Location: 1976 Big Oak Drive, South Daytona FL 32119 Parcel: 5344-26-00-0880

VIOLATION(S):

- 1. International Property Maintenance Code 109.1.3, Structure unfit for human occupancy

Status: Non-compliance / Request Order of Fine / Lien

Case # 26-000067 Owner: AARYA Dev LLC

Location: 2550 S. Nova Road, South Daytona FL 32119 Parcel: 5344-16-00-1382

VIOLATION(S):

1. Land Development Regulation 5-6 (9) (a), Outside Storage

Status: Request Order of Compliance

Item 7: NEXT MEETING: May 14, 2026

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.