



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

**Thursday, July 11, 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: June 6, 2024**

**OFFICIAL BUSINESS:**

**Item 5: NEW BUSINESS:**

**Case:** 24-000168 **Owner:** Grand 2311 LLC  
**Address:** 644 Northern Road, South Daytona FL 32119 **Parcel Number:** 532913190011

**VIOLATION(S):**

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

**Item 6: OLD BUSINESS:**

**Case:** 24-000045 **Owner:** VERSO SUB III LLC  
**Address:** 2739 S. Ridgewood Avenue, South Daytona FL 32119 **Parcel Number:** 533306000010

**VIOLATION(S):**

1. International Property Maintenance Code 302.4, Weeds  
Comments: Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, , excluding trees or shrubs (but including invasive trees or shrubs) provided; however, this term shall not include cultivated flowers and gardens
2. Land Development Code 5.6(e)(5)(a), Fence Condition  
Comments: All fences shall be maintained in their original upright condition.

**Status:** Request Order of Compliance

**Case:** 24-000046 **Owner:** VERSO SUB III LLC  
**Address:** 2737 S. Ridgewood Avenue, South Daytona FL 32119 **Parcel Number:** 533306000012

**VIOLATION(S):**

1. International Property Maintenance Code 302.4, Weeds

Comments: Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, , excluding trees or shrubs (but including invasive trees or shrubs) provided; however, this term shall not include cultivated flowers and gardens

2. Land Development Code 5.6(e)(5)(a), Fence Condition

Comments: All fences shall be maintained in their original upright condition.

**Status: Request Order of Compliance**

**Item 7: Fine Reduction Hearing**

**Case:** 18-001447 **Owner:** Shoebox Saloon LLC

**Address:** 1903 S. Ridgewood Avenue, South Daytona FL 32119 **Parcel Number:** 534416000412

**Status: Request Reduction of Fine**

**Item 8: NEXT MEETING: August 8, 2024**

**Item 9: 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](mailto:bwitte@southdaytona.org).