



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

**Thursday, March 13, 2025 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: February 13, 2025**

**OFFICIAL BUSINESS:**

- Item 5: NEW BUSINESS:**

**Case # 25-000078      Owner: AMNL ASSET CO 1 LLC**  
**Location: 568 LAMBRIGHT RD , SOUTH DAYTONA FL 32119**  
**Parcel Number: 5328-06-00-0090**

**VIOLATION(S):**

1. International Property Maintenance Code 304.1.1, Unsafe conditions.
2. International Property Maintenance Code 304.4, Structural members
3. International Property Maintenance Code 304.2, Protective Treatment
4. International Property Maintenance Code 302.7, Accessory structures
5. International Property Maintenance Code 305.3, Interior surfaces

**Status: Non-Compliance**

**Findings of Fact, Conclusions of Law and Order**

**Old Business:**

**Case # 24-000316      Owner: KOLAROVSKI ADRIAN**  
**Location: 910 BIG TREE ROAD, UNIT 1104 , SOUTH DAYTONA FL 32119**  
**Parcel Number: 5344-35-11-0040**

**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 – Order Imposing Fine/Lien**

- Item 7: NEXT MEETING: April 10, 2025**

- 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](mailto:bwitte@southdaytona.org).