



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Member Dana Johnson
Member Mark Gibson
Member Richard Lovett
Member Charles Cino

Wednesday, March 23, 2016

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:
2. ROLL CALL:
3. PLEDGE TO THE FLAG:
4. SPECIAL MAGISTRATE STATEMENT:
5. DISCLOSURE OF EX PARTE COMMUNICATIONS:
6. APPROVAL OF AGENDA & MINUTES:
Meeting Minutes of February 24, 2016
7. ANNOUNCEMENTS:
8. SWEARING IN OF OFFICERS AND WITNESSES:
9. OLD BUSINESS:

A. [DEL-15-268](#)[Wanda Hogancamp](#)[2491 Greenbrier St., Deltona, Florida 32738](#)[Property Address: 2491 Greenbrier St., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-41-20-0050](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit for the pergola on your property. \(Officer Wes Rigdon\)](#)

B. [DEL-15-259](#)[Miguel A. & Evan L. Cardi](#)[1168 Snowden Ave., Deltona, Florida 32725](#)[Property Address: 1168 Snowden Ave., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-55-22-0090](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. \(Officer Tray Black\)](#)

C. [DEL-16-010](#)

[Harmony Clinic](#)

[1948 Saxon Blvd., Deltona, Florida 32725](#)

[Property Address: 1948 Saxon Blvd., Deltona, Florida 32725](#)

[Parcel No.: 30-18-31-03-37-0090](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. \(Officer Dennis Mues\)](#)

D. [DEL-16-033](#)

[Wilbur L. Larson & Lezley A. Larson JTRS](#)

[1130 E. Normandy Blvd., Deltona, Florida 32725](#)

[Property Address: 1130 E. Normandy Blvd., Deltona, Florida 32725](#)

[Parcel No.: 30-18-31-05-65-0080](#)

[Violation: City of Deltona Ordinance, Section 38-110 \(2\), which states that accumulations of waste, yard trash, rubble and/or debris are declared to be a nuisance and must be abated in their entirety. \(Officer Julie Hughes\)](#)

E. [DEL-16-034](#)

[Daniel W. & Maria C. Voss](#)

[1684 Monticello St., Deltona, Florida 32725](#)

[Property Address: 1066 Leeward Dr., Deltona, Florida 32738](#)

[Parcel No.: 30-18-31-17-06-0150](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. \(Officer Tray Black\)](#)

F. [DEL-16-039](#)[Richard Emerson](#)[2271 Weatherford Dr., Deltona, Florida 32738](#)[Property Address: 1482 Keeling Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-43-60-0070](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 305.3 Interior surfaces. 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. \(Officer Julie Hughes\)](#)

G. [DEL-16-040](#)[Richard Emerson](#)[2271 Weatherford Dr., Deltona, Florida 32738](#)[Property Address: 1482 Keeling Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-43-60-0070](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 506.2 Maintenance. Every plumbing stack, vent, waste and sewer line shall function properly and be kept free from obstructions, leaks and defects. \(Officer Julie Hughes\)](#)

H. [DEL-16-041](#)[Richard Emerson](#)[2271 Weatherford Dr., Deltona, Florida 32738](#)[Property Address: 1482 Keeling Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-43-60-0070](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 603.1 Mechanical appliances. All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function. \(Officer Julie Hughes\)](#)

I. [DEL-16-043](#)[Jessie F. & Melody McLean](#)[2541 Candlewick Dr., Deltona, Florida 32738](#)[Property Address: 2541 Candlewick Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-45-03-0030](#)

[Violation: City of Deltona Ordinance, Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.1, which states that swimming pools shall be maintained in a clean and sanitary condition, and in good repair. \(Officer Wesley Rigdon\)](#)

J. [DEL-16-047](#)[Darrell R. Jr. & Mary Cantrell](#)[1320 Braddock Rd., Deltona, Florida 32725](#)[Property Address: 1320 Braddock Rd., Deltona, Florida 32725](#)[Parcel No.: 05-19-31-02-00-0081](#)

[Violation: City of Deltona Ordinance, Section 38-110 \(2\), which states that accumulations of waste, yard trash, rubble and/or debris are declared to be a nuisance and must be abated in their entirety. \(Officer Heather Murray\)](#)

K. [DEL-16-053](#)[Luxury Home Investment of CFL](#)[19935 Villa Isle Dr., Apt. 204, Orlando, Florida 32821](#)[Property Address: 2800 Derby Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-32-76-0100](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. \(Officer Steve Braukhoff\)](#)

L. [DEL-16-054](#)

[Guillermo & Gladys Alicea](#)

[334 Maguire St., Deltona, Florida 32725](#)

[Property Address: 2341 Hadley St., Deltona, Florida 32738](#)

[Parcel No.: 30-18-31-74-15-0160](#)

[Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.13, which states that every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. \(Officer Steve Braukhoff\)](#)

M. [DEL-16-055](#)

[Guillermo & Gladys Alicea](#)

[334 Maguire St., Deltona, Florida 32725](#)

[Property Address: 2341 Hadley St., Deltona, Florida 32738](#)

[Parcel No.: 30-18-31-74-15-0160](#)

[Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.7, which states that the roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. \(Officer Steve Braukhoff\)](#)

N. [DEL-16-059](#)

[Virgil & Lori Smith](#)

[3728 Pamona St., Deltona, Florida 32738](#)

[Property Address: 3728 Pamona St., Deltona, Florida 32738](#)

[Parcel No.: 30-18-31-62-26-0140](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. \(Officer Julie Hughes\)](#)

10. NEW BUSINESS:

A. [DEL-16-060](#)[Joseph Genest](#)[501 Fuller Ave., Deltona, Florida 32725](#)[Property Address: 501 Fuller Ave., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-05-19-0090](#)

[Violation: City of Deltona Ordinance, Section 38-110 \(2\), which states that accumulations of waste, yard trash, rubble and/or debris are declared to be a nuisance and must be abated in their entirety. \(Officer Heather Murray\)](#)

B. [DEL-16-062](#)[Marie Russell & Carol Bonfiglio](#)[2591 Elkcam Blvd., Deltona, Florida 32738](#)[Property Address: 2591 Elkcam Blvd., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-64-11-0070](#)

[Violation: City of Deltona Ordinance, Section 37-9. - Full utilities required for occupancy. No person\(s\) shall occupy any property in the city unless such property is properly and legally serviced by both electricity and water, \(with electricity and water turned on\), provided to the specific location by the utility provider in the area. If a property legally receives its water from a well located on the property, water service through a utility company is not required. If a property legally receives sufficient power to power the entire property through solar devices, electric service through a utility company is not required. If any person is found to be occupying any property in violation of this section, the special magistrate shall enter an order providing for the removal of all persons occupying such property. \(Officer Mark Gibson\)](#)

C. [DEL-16-064](#)[Mirna L. Mazzella](#)[611 Everett St., Deltona, Florida 37225-3216](#)[Property Address: 611 Everett St., Deltona, Florida 37225-3216](#)[Parcel No.: 30-18-31-03-61-0320](#)

[Violation: City of Deltona Ordinance, Section 66-18\(a\), which states that no vehicle greater than 10,000 pounds manufacturer's gross vehicle weight or designed to carry 16 or more passengers, or requiring a commercial driver's license \(CDL\) of any endorsement to operate shall be parked or stored in any residential or agricultural zoning district except in agricultural areas on lots of five acres or more. \(Officer Dennis Mues\)](#)

D. [DEL-16-065](#)[Mirna L. Mazzella](#)[611 Everett St., Deltona, Florida 37225-3216](#)[Property Address: 611 Everett St., Deltona, Florida 37225-3216](#)[Parcel No.: 30-18-31-03-61-0320](#)

[Violation: City of Deltona Ordinance, Section 66-56, which prohibits all vehicles that are inoperable, wrecked, partially dismantled or otherwise mechanically incapable of being operated in their present condition, or are without a current state license tag if required, unless parked in a fully enclosed garage. \(Officer Dennis Mues\)](#)

E. [DEL-16-066](#)[Mirna L. Mazzella](#)[611 Everett St., Deltona, Florida 37225-3216](#)[Property Address: 611 Everett St., Deltona, Florida 37225-3216](#)[Parcel No.: 30-18-31-03-61-0320](#)

[Violation: City of Deltona Ordinance, Section 66-18\(h\), "Restrictions on trucks and other vehicles" which states that a maximum of \(2\) vehicles may be parked in the side or rear yard. \(Officer Dennis Mues\)](#)

F. [DEL-16-067](#)[Mirna L. Mazzella](#)[611 Everett St., Deltona, Florida 37225-3216](#)[Property Address: 611 Everett St., Deltona, Florida 37225-3216](#)[Parcel No.: 30-18-31-03-61-0320](#)

[Violation: City of Deltona Ordinance, Section 110-827. Accessory uses and structures. c\)Design standards. \(1\)\(k\): In all residential zoning districts for single-family projects only, accessory buildings, antennas and their supporting structures, and swimming pools shall be subject to the following requirements: Up to two sheds, not including other types of accessory buildings and structures, shall be permitted on a residential lot that is equal to or less than 20,000 square feet, so long as the sheds do not exceed 240 square feet in the aggregate. \(Officer Dennis Mues\)](#)

G. [DEL-16-068](#)[Joseph Genest](#)[501 Fuller Ave., Deltona, Florida 32725](#)[Property Address: 501 Fuller Ave., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-05-19-0090](#)

[Violation: City of Deltona Ordinance, Section 38-114, which states that furniture outside must be designed to be placed outdoors or stored inside a covered structure. In addition, storage of materials relating to residential use, children's play toys, firewood, brush, logs or any other material intended to be used in fireplaces or other permitted burning facilities, shall be permitted only in the rear yard to the rear wall of the home. \(Officer Heather Murray\)](#)

H. [DEL-16-069](#)[Joseph Genest](#)[501 Fuller Ave., Deltona, Florida 32725](#)[Property Address: 501 Fuller Ave., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-05-19-0090](#)

[Violation: City of Deltona Ordinance, Section 110-825. - Dumping-which states no lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste shall not be allowed to accumulate and shall not be kept except in sanitary containers, which shall be maintained in a clean and sanitary condition. \(Officer Heather Murray\)](#)

I. [DEL-16-072](#)[Mirna L. Mazzella](#)[611 Everett St., Deltona, Florida 32725-3216](#)[Property Address: 611 Everett St., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-03-61-0320](#)

[18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. \(Officer Dennis Mues\)](#)

J. [DEL-16-073](#)[Harmony Clinic](#)[% H Lester Carrero](#)[1948 Saxon Blvd., Deltona, Florida 32725](#)[Property Address: 1948 Saxon Blvd., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-03-37-0090](#)

[Violation: City of Deltona Ordinance, Chapter 22, Section 22-4, which states no person shall engage in, manage, transact, or carry on any business, occupation or profession within the City for which there is a local business tax required by this article or any other provisions of this Code unless such person shall first procure a local business receipt \("receipt"\) to conduct the same from the City. It shall be no defense of nonpayment of any local business tax required by this article that the licensee did not receive any bill or notice that the same was due from the city. \(Officer Dennis Mues\)](#)

- K.** [DEL-16-074](#)
[FLTrust LLC TR](#)
[590 N. Apache Land Trust](#)
[424 E. Central Blvd., Orlando, Florida 32801](#)
[Property Address: 590 N. Apache Cir., Deltona, Florida 37225](#)
[Parcel No.: 30-18-31-03-40-0190](#)

[Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 308.1 Infestation - All structures shall be kept free from insect and rodent infestation. \(Officer Dave DeKruif\)](#)

- L.** [DEL-16-075](#)
[Firstkey Mortgage LLC](#)
[4 International Drive Ste. 110, Rye Brook, NY 10573](#)
[Property Address: 1143 E. Hancock Dr., Deltona, Florida 32725](#)
[Parcel No.: 30-18-31-05-74-0160](#)

[Violation: City of Deltona Ordinance, Section 37-10. - Public nuisance. All blighted and distressed real properties are hereby declared to be public nuisances, the abatement of which pursuant to the police power is hereby declared to be necessary for the health, welfare and safety of the residents of the city. \(Officer Dennis Mues\)](#)

- M.** [DEL-16-076](#)
[Jacquelyn E. Schock](#)
[3366 Courtland Blvd., Deltona, Florida 32738](#)
[Property Address: 3366 Courtland Blvd., Deltona, Florida 32738](#)
[Parcel No.: 30-18-31-34-28-0040](#)

[Violation: City of Deltona Ordinance, Section 66-56, which prohibits all vehicles that are inoperable, wrecked, partially dismantled or otherwise mechanically incapable of being operated in their present condition, or are without a current state license tag if required, unless parked in a fully enclosed garage. \(Officer Steve Braukhoff\)](#)

N. [DEL-16-078](#)[Jeremiah A. & Laura Kovic](#)[1145 Fountainhead Dr., Deltona, Florida 32725-6353](#)[Property Address: 1145 Fountainhead Dr., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-10-19-0250](#)

[Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.2, which states that all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, and shall be kept in sound working condition and maintained in good repair. \(Officer Danny Ron\)](#)

O. [DEL-16-079](#)[Jeremiah A. & Laura Kovic](#)[1145 Fountainhead Dr., Deltona, Florida 32725-6353](#)[Property Address: 1145 Fountainhead Dr., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-10-19-0250](#)

[Violation: City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 302.7, which states all accessory structures, including detached garages, fences and walls, shall be maintained and kept in good repair and sound structural condition. \(Officer Danny Ron\)](#)

P. [DEL-16-080](#)[EXE LLC](#)[9900 Sterling Rd. #304, Cooper City, Florida 33024](#)[Property Address: 1384 Rural Hall St., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-71-21-0080](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit. \(Officer Danny Ron\)](#)

11. OTHER AND REPEAT BUSINESS:**12. DISCUSSION:****13. ADJOURNMENT:**

NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk, Joyce Raftery 48 hours in advance of the meeting date and time at (386) 878-8500.