



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, June 22, 2016

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:
2. PLEDGE TO THE FLAG:
3. ROLL CALL:
4. SPECIAL MAGISTRATE STATEMENT:
5. DISCLOSURE OF EX PARTE COMMUNICATIONS:
6. APPROVAL OF AGENDA & MINUTES:
 - A. [Meeting Minutes of May 25, 2016](#)
7. ANNOUNCEMENTS:
8. SWEARING IN OF OFFICERS AND WITNESSES:
9. OLD BUSINESS:

A. [DEL-16-010](#)[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, 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. \(Officer Dennis Mues\)](#)

B. [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. \(Officer Dennis Mues\)](#)

C. [DEL-16-091](#)[US Bank National Association](#)[425 Walnut Street, Cincinnati, OH 45202](#)[Property Address: 2062 Jessamine Ct., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-74-55-0260](#)

[Violation: City of Deltona Ordinance, Section 37-8. - Security requirements. \(c\) If a distressed property shows evidence of vacancy, or the property is blighted, the property manager designated by the mortgagee shall perform the work necessary to bring the property into compliance with the applicable codes, and the property manager must perform regular exterior inspections, no less often than every 30 days, to verify compliance with the requirements of this chapter, and any other applicable laws. \(Officer Steve Braukhoff\)](#)

D. [DEL-16-114](#)[Wesley Arp](#)[311 Maguire St., Deltona, Florida 32725](#)[Property Address: 311 Maguire St., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-52-02-0010](#)

[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. \(Officer Heather Murray\)](#)

E. [DEL-16-120](#)[David P. Csokasy & Cathy Stevens](#)[362 Fisher Dr., Deltona, Florida 32725](#)[Property Address: 362 Fisher Dr., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-12-21-0150](#)

[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. \(Jeff Scott\)](#)

10. NEW BUSINESS:

A. [DEL-16-119](#)[Ira Nuview Inc.](#)[FBO Jane Bond HCSA](#)[280 S. Ronald Reagan Blvd. 200, Longwood, Florida 32750](#)[Property Address: 2339 Florida Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-74-29-0060](#)

[Violation: City of Deltona Ordinance, Section 14-141\(c\) It shall be the duty of the owner or person responsible for any dog or cat brought into the city or acquired to have the dog or cat licensed in accordance with this division within 15 days after the dog or cat is brought into the city or acquired, or before the dog or cat reaches six months of age, whichever comes first. \(Officer Steve Braukhoff\)](#)

B. [DEL-16-123](#)[Michelle C. Garrett](#)[4346 Tidewater Dr., Orlando, Florida 32812](#)[Property Address: 501 Battersea Ave., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-21-08-0010](#)

[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-16-124](#)[Michelle C. Garrett](#)[4346 Tidewater Dr., Orlando, Florida 32812](#)[Property Address: 501 Battersea Ave., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-21-08-0010](#)

[Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 302.2 Grading and drainage. All premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon. \(Officer Tray Black\)](#)

D. [DEL-16-125](#)[Melissa E. Jones](#)[2359 Salem Dr., Deltona, Florida 32738](#)[Property Address: 2359 Salem Dr., Deltona, Florida 32738](#)[Parcel No.: 27-18-31-01-00-0050](#)

[Violation: City of Deltona Ordinance, Section 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. \(Officer Tray Black\)](#)

E. [DEL-16-126](#)[Shawn Harris TR](#)[2699 Lee Rd. Ste 120, Winter Park, Florida 32789](#)[Property Address: 2300 Carson Ln., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-45-15-0020](#)

[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. \(Officer Tray Black\)](#)

F. [DEL-16-127](#)[Shawn Harris TR](#)[2699 Lee Rd. Ste 120, Winter Park, Florida 32789](#)[Property Address: 2300 Carson Ln., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-45-15-0020](#)

[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.\(Officer Tray Black\)](#)

G. [DEL-16-130](#)[Michael S. & Jannie J. Baldwin](#)[667 Wing Terr., Deltona, Florida 32725](#)[Property Address: 667 Wing Terr., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-25-14-0060](#)

[Violation: City of Deltona Ordinance, Section 66-8. - Stopping, standing and parking prohibited in specified places: No person shall stop, stand or park a vehicle in any of the following places, except when necessary to avoid conflict with other traffic or in compliance with the directions of a law enforcement officers or traffic-control device in any of the following places: \(2\) On a sidewalk or bike path, or in such a manner that any part of such vehicle is protruding over a sidewalk or bike path area. \(Officer Heather Murray\)](#)

H. [DEL-16-131](#)[Shannon L. Yoder](#)[2917 Beal St., Deltona, Florida 32738](#)[Property Address: 2917 Beal St., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-32-28-0170](#)

[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. \(Officer Steve Braukhoff\)](#)

I. [DEL-16-132](#)[Abdul K. & Ashra Rahim](#)[20286 Via Cellini, Northridge, CA 91326](#)[Property Address: 2701 Windsor Heights St., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-32-63-0180](#)

[Violation: City of Deltona Ordinance, Section 38-114, which states that storage of building materials, commercial and industrial equipment, materials, objects or waste relating to commercial or industrial uses, or any equipment, materials or objects that are not incidental to a residential use, shall be prohibited. \(Officer Steve Braukhoff\)](#)

J. [DEL-16-133](#)[Douglas Kirk & Lisa Ford](#)[1000 AAA Drive, Lake Mary, Florida 32746](#)[Property Address: 1141 Wilmington Dr., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-05-65-0420](#)

[Violation: City of Deltona Ordinance, Section 37-8. - Security requirements \(b\) A "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child or adult to access the interior of the property or structure. Broken windows, doors, gates and other openings of such size that may allow a child or adult to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the windows, and broken or damaged doors shall be secured by newly installed doors. Boarding of windows and/or doors shall not be permitted except as temporary emergency security measures. \(Officer Heather Murray\)](#)

K. [DEL-16-134](#)[Lucian D. Smith, Jr](#)[PO Box 5130, Deltona, Florida 32728-5130](#)[Property Address: 2857 Bluestone Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-63-28-0040](#)

[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. \(Officer Thomas Ruddy\)](#)

L. [DEL-16-135](#)[Bank of New York](#)[2900 N. Madera Rd., Simi Valley, CA 93065](#)[Property Address: 3260 Noah St., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-38-22-0130](#)

[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. \(Officer Thomas Ruddy\)](#)

M. [DEL-16-136](#)[Harold R. & Isabella F. Sheffer](#)[1180 Balfour Dr., Deltona, Florida 32725-5817](#)[Property Address: 1180 Balfour Dr., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-07-57-0180](#)

[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. \(Officer Heather Murray\)](#)

N. [DEL-16-137](#)[Robert W. Jensen](#)[3241 Sand Ct., Deltona, Florida 32738](#)[Property Address: 3241 Sand Ct., Deltona, Florida 32738](#)[Parcel No.: 03-18-31-02-03-0150](#)

[Violation: City of Deltona Ordinance, Section 14-141\(c\) It shall be the duty of the owner or person responsible for any dog or cat brought into the city or acquired to have the dog or cat licensed in accordance with this division within 15 days after the dog or cat is brought into the city or acquired, or before the dog or cat reaches six months of age, whichever comes first. \(Officer Steve Braukhoff\)](#)

O. [DEL-16-138](#)[Twain A. Williams](#)[16554 SW 19th St., Miramar, Florida 33027](#)[Property Address: 3051 Dudley Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-34-10-0010](#)

[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. \(Officer Steve Braukhoff\)](#)

P. [DEL-16-139](#)[Twain A. Williams](#)[16554 SW 19th St., Miramar, Florida 33027](#)[Property Address: 3051 Dudley Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-34-10-0010](#)

[Violation: City of Deltona Ordinance, Section 18-5, reference to 304.6, adopting the latest edition of the International Property Maintenance Code, which states that exterior walls shall be free from holes, breaks, loose or rotting surfaces and the surface properly coated where required to prevent deterioration. \(Officer Steve Braukhoff\)](#)

Q. [DEL-16-142](#)[Alberto L. Caquias](#)[3117 Maltby Dr., Deltona, Florida 32738](#)[Property Address: 3117 Maltby Dr., Deltona, Florida 32738](#)[Parcel No.: 30-18-31-42-01-0010](#)

[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. \(Officer Thomas Ruddy\)](#)

R. [DEL-16-145](#)[Forrest F. Engebretson](#)[% Colleen Beckwith](#)[929 Etna Dr., Newport News, VA 23608-2529](#)[Property Address: 111 Buckeye Acres Dr., Deltona, Florida 32764](#)[Parcel No.: 11-19-31-01-00-0281](#)

[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. \(Officer Thomas Ruddy\)](#)

S. [DEL-16-146](#)[Gregory & Marion S. Villecco](#)[1179 Fountainhead Dr., Deltona, Florida 32725-6353](#)[Property Address: 1179 Fountainhead Dr., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-10-19-0200](#)

[Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.2 Protective treatment. All exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement. \(Officer Heather Murray\)](#)

T. [DEL-16-147](#)[Terry L. Justice](#)[1569 Sumatra Ave., Deltona, Florida 32725-5508](#)[Property Address: 1567 Cranbrook Ave., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-55-04-0030](#)

[Violation: City of Deltona Ordinance, Section 18-5, reference to 304.6, adopting the latest edition of the International Property Maintenance Code, which states that exterior walls shall be free from holes, breaks, loose or rotting surfaces and the surface properly coated where required to prevent deterioration. \(Officer Tray Black\)](#)

U. [DEL-16-149](#)[Francisco Muniz](#)[1575 Cranbrook Ave., Deltona, Florida 32725](#)[Property Address: 1575 Cranbrook Ave., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-55-04-0010](#)

[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. \(Officer Tray Black\)](#)

V. [DEL-16-150](#)[Edna E. Hernandez & Jamie Hollyday & Ricardo Davila](#)[1565 Shirley St., Orange City, Florida 32763](#)[Property Address: 554 Providence Blvd., Deltona, Florida 32725](#)[Parcel No.: 30-18-31-12-06-0180](#)

[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. \(Officer Dennis Mues\)](#)

W. DEL-16-151

Edna E. Hernandez & Jamie Hollyday & Ricardo Davila
1565 Shirley St., Orange City, Florida 32763
Property Address: 554 Providence Blvd., Deltona, Florida 32725
Parcel No.: 30-18-31-12-06-0180

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, sheds, fences and walls, shall be maintained and kept in good repair and sound structural condition. (Officer Dennis Mues)

X. DEL-16-152

ARLP Securitization Trust
% Fay Servicing LLC
440 S. Lasalle St., Ste 2000, Chicago, IL 60605
Property Address: 1056 Treadway Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-40-35-0060

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:**A. DEL-16-128 Repeat of DEL-14-303, DEL-13-249, & DEL-09-120**

Ronald N. & Lisa Anne Grenier
1007 Davenport Dr., Deltona, Florida 32725
Property Address: 1007 Davenport Dr., Deltona, Florida 32725
Parcel No.: 30-18-31-11-50-0010

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-16-129 Repeat of DEL-16-048](#)

[Michael S. & Jannie J. Baldwin](#)

[667 Wing Terr., Deltona, Florida 32725](#)

[Property Address: 667 Wing Terr., Deltona, Florida 32725](#)

[Parcel No.: 30-18-31-25-14-0060](#)

[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. \(Officer Heather Murray\)](#)

C. [DEL-16-140 Repeat of DEL-14-119, DEL-13-092, & DEL-12-119](#)

[Brian K. Bromagen](#)

[1195 Acorn Ct., Deltona, Florida 32725](#)

[Property Address: 1197 Acorn Ct., Deltona, Florida 32725](#)

[Parcel No.: 30-18-31-02-20-0270](#)

[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. \(Officer Heather Murray\)](#)

D. [DEL-16-141 Repeat of DEL-14-119, DEL-13-092, & DEL-12-119](#)

[Brian K. Bromagen](#)

[1195 Acorn Ct., Deltona, Florida 32725](#)

[Property Address: 1203 Stillwater Ave., Deltona, Florida 32725](#)

[Parcel No.: 30-18-31-02-20-0280](#)

[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. \(Officer Heather Murray\)](#)

E. [DEL-16-148 Repeat of DEL-15-002](#)

[Francisco Muniz](#)

[1575 Cranbrook Ave., Deltona, Florida 32725](#)

[Property Address: 1575 Cranbrook Ave., Deltona, Florida 32725](#)

[Parcel No.: 30-18-31-55-04-0010](#)

[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 Tray Black\)](#)

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.