



# City of Deltona

## SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING

Wednesday, January 22, 2014

DELTONA COMMISSION CHAMBERS  
2345 PROVIDENCE BLVD.  
DELTONA, FLORIDA

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### AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SPECIAL MAGISTRATE STATEMENT
4. DISCLOSURE OF EX PARTE COMMUNICATIONS
5. APPROVAL OF MINUTES
  - A. Minutes: Meeting – November 26, 2013
6. ANNOUNCEMENTS
7. SWEARING IN OF OFFICERS AND WITNESSES
8. OLD BUSINESS:

**A. DEL-13-149**

**Gabriel M. & Yokasta Fernandez**

**206 Via Tuscany Loop, Lake Mary, Florida 32746**

**Property Address: 1870 Providence Blvd. STE D-J, Deltona, FL,32725**

**Parcel No.: 30-18-31-65-16-0010**

**Violation** of 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. A permit is required for the freezer/coolers that was installed and also for the Type II heat hood that was permitted, but has since expired, without a final inspection. (Enforcement Services Officer Dennis Mues)

**B. DEL-13-235**

**Preferred Trust Co Custodian**

**FBO Francis Chen IRA**

**2471 W. Horizon Pkwy Ste. 100, Henderson, NV 89052**

**Property Address: 964 Roberts Blvd, Deltona, Florida 32725**

**Parcel No.: 30-18-31-28-18-0110**

**Violation** of 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 – reroof permit. (Enforcement Services Officer Shanna Hogan)

**C. DEL-13-239**

**Marisol Mendez**

**789 Merrimac St., Deltona, Florida 32725**

**Property Address: 789 Merrimac St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-30-09-0010**

**Violation** of 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.  
(Enforcement Services Officer Richard Lovett)

**D. DEL-13-240**

**Marisol Mendez**

**789 Merrimac St., Deltona, Florida 32725**

**Property Address: 789 Merrimac St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-30-09-0010**

**Violation** of 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. (Enforcement Services Officer Richard Lovett)

**E. DEL-13-255**

**Cathy A. Clark & Alice Keffer JTWROS**

**1591 Providence Blvd., Deltona, Florida 32725**

**Property Address: 1591 Providence Blvd., Deltona, Florida 32725**

**Parcel No.: 30-18-31-55-16-0140**

**Violation** of City of Deltona Ordinance, Section 66-20, which states that motor vehicles shall not be parked anywhere within that portion of the lot lying across the full width of the lot between the front lot line and front most part of the principle structure, except on approved driveways or driveway extensions. (Enforcement Services Officer Danita Thompson)

**F. DEL-13-257**

**Luca Property LLC**

**1471 Edison Terrace, Deltona, Florida 32725**

**Property Address: 1668 Brentlawn St., Deltona, Florida, 32725**

**Parcel No.: 30-18-31-55-24-0170**

**Violation** of 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 – permit for addition. (Enforcement Services Officer Tray Black)

**G. DEL-13-267**

**Wesley A. & Tracy A. Hill**

**1583 N. Page Dr., Deltona, Florida 32725**

**Property Address: 1583 N. Page Dr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-55-17-0040**

**Violation** of 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. (Enforcement Services Officer Julie Hughes)

**9. New Business:**

**A. DEL-14-001**

**Jose Ayala & Janet Serrano**

**2342 Fairgren Ave., Deltona, Florida 32738-3022**

**Property Address: 2342 Fairgren Ave., Deltona, Florida 32738**

**Parcel No.: 30-18-31-74-27-0130**

**Violation** of City of Deltona Ordinance, Section 66-20, which states that motor vehicles shall not be parked anywhere within that portion of the lot lying across the full width of the lot between the front lot line and front most part of the principle structure, except on approved driveways or driveway extensions. (Enforcement Services Officer Dave DeKruif)

**B. DEL-14-002**

**Michael S. & Jannie J. Baldwin**

**667 Wing Terrace, Deltona, Florida 32725**

**Property Address: 667 Wing Terrace, Deltona, Florida 32725**

**Parcel No.: 30-18-31-25-14-0060**

**Violation** of 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 – permit for shed in rear yard. (Enforcement Services Officer Lonnie Wilson)

**C. DEL-14-003**

**Maximino Ramirez**

**384 Providence Blvd., Deltona, Florida 32725**

**Property Address: 384 Providence Blvd., Deltona, Florida 32725**

**Parcel No.: 30-18-31-12-14-0010**

**Violation** of 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 – permit for A/C change out. (Enforcement Services Officer Lonnie Wilson)

**D. DEL-14-004**

**Michael A. & Lori Beardsley**

**110 Conant Rd, Nashua, NH 03062**

**Property Address: 1454 Birwood St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-11-52-0080**

**Violation of** 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 – permit for garage enclosure. (Enforcement Services Officer Lonnie Wilson)

**E. DEL-14-005**

**Michael A. & Lori Beardsley**

**110 Conant Rd, Nashua, NH 03062**

**Property Address: 1454 Birwood St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-11-52-0080**

**Violation of** 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 – permit for window & door replacement. (Enforcement Services Officer Lonnie Wilson)

**F. DEL-14-006**

**Margaret Bray & Anita Phelps**

**1486 Saxon Blvd., Deltona, Florida 32725**

**Property Address: 1417 Ambassador Ave., Deltona, Florida 32725**

**Parcel No.: 30-18-31-30-17-0120**

**Violation** of 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. (Enforcement Services Officer Shanna Hogan)

**G. DEL-14-007**

**Raymond L. McAteer, Jr.**

**1353 Fawn Ave., Deltona, Florida 32725**

**Property Address: 1353 Fawn Ave., Deltona, Florida 32725**

**Parcel No.: 30-18-31-51-04-0150**

**Violation** of City of Deltona Ordinance, Section 38-110 (1), which states that weeds, where the greater portion of weeds on the lot exceeds 12 inches in height, are declared to be a nuisance and must be abated in their entirety. (Enforcement Services Officer Shanna Hogan)

**H. DEL-14-009**

**Diana Crockett**

**1384 Rockhill St., Deltona, Florida 32725**

**Property Address: 1384 Rockhill St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-30-18-0120**

**Violation** of 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 – permit for shed in rear yard. (Enforcement Services Officer Shanna Hogan)

**I. DEL-14-013**

**Edward C. Link**

**1081 E. Gaucho Cr., Deltona, Florida 32725**

**Property Address: 1381 Hartley Ave., Deltona, Florida 32725**

**Parcel No.: 30-18-31-01-13-0220**

**Violation** of 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 – permit for re-roof. (Enforcement Services Officer Shanna Hogan)

**J. DEL-14-015**

**Jorge L. Medina**

**990 Windbrook Dr., Deltona, Florida 32725**

**Property Address: 990 Windbrook Dr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-12-01-0110**

**Violation** of City of Deltona Ordinance, Section 14-201(a) Every person who owns or harbors a dog or cat in the city shall have such dog or cat annually vaccinated against rabies by a licensed veterinarian. Evidence of such vaccination shall consist of a current certificate issued and signed by the veterinarian administering the vaccination. The owner or custodian of any animal required by this section to be inoculated against rabies shall keep a current rabies tag with the year attached to the animal at all times. (Enforcement Services Officer Shanna Hogan)

**K. DEL-14-016**

**Jeffrey Martin**

**573 Gondolier Terr., Deltona, Florida 32725-3262**

**Property Address: 573 Gondolier Terr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-04-14-0220**

**Violation** of 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. (Enforcement Services Officer Danny Ron)

- L. DEL-14-017**  
**Jeffrey Martin**  
**573 Gondolier Terr., Deltona, Florida 32725-3262**  
**Property Address: 573 Gondolier Terr., Deltona, Florida 32725**  
**Parcel No.: 30-18-31-04-14-0220**

**Violation** of City of Deltona Ordinance, Section 38-110 (1), which states that weeds, where the greater portion of weeds on the lot exceeds 12 inches in height, are declared to be a nuisance and must be abated in their entirety. (Enforcement Services Officer Danny Ron)

- M. DEL-14-018**  
**Jeffrey Martin**  
**573 Gondolier Terr., Deltona, Florida 32725-3262**  
**Property Address: 573 Gondolier Terr., Deltona, Florida 32725**  
**Parcel No.: 30-18-31-04-14-0220**

**Violation** of 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 – repair the structure (fence). (Enforcement Services Officer Danny Ron)

- N. DEL-14-027**  
**Land Trust Service Corp**  
**P.O. Box 186, Lake Wales, Fl. 33859**  
**Property Address: 925 Wilmington Dr., Deltona, Florida 32725**  
**Parcel No.: 30-18-31-05-75-0210**

**Violation** of 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 shall be kept in sound working condition and maintained in good repair – repair or replace damaged garage door. (Enforcement Services Officer Dennis Mues)

- O. DEL-14-032**  
**David L. Rochelle**  
**3090 Twinleaf Ave., Deltona, Florida 32725**  
**Property Address: 3090 Twinleaf Ave., Deltona, Florida 32725**  
**Parcel No.: 05-18-31-23-00-1880**

**Violation** of City of Deltona Ordinance, Section 22-235(a), October 1 of each year, or at the same time thereafter as residential property is first offered for rent, the owner of record of each dwelling unit or rooming house in which residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the city for a local business tax receipt to engage in the business of renting residential property, setting forth the address, classification (whether single-family, multiple-family or rental room), and the local point of contact person of each dwelling unit to be issued a business tax receipt for rental, in such form or forms as the City of Deltona shall from time to time designate, together with such fees as the city commission may from time to time adopt by resolution. An agent of one or more owners may apply for multiple tax receipts, upon certifying that the agent has received written authorization from each owner represented provided that such authorization acknowledges receipt of a copy of this ordinance and applicable sections of the International Property Maintenance Code and acknowledges that failure to abide by this ordinance or other applicable codes and ordinances may result in a lien upon the property of the owner. The owner of record shall notify the city within 30 days when the local point of contact person changes. (Enforcement Services Officer Danny Ron)

**P. DEL-14-034**

**Francisco & Noemi Garaitonandia**  
**3013 Lagoon Ave., Deltona, Florida 32738**  
**Property Address: 3013 Lagoon Ave., Deltona, Florida 32738**  
**Parcel No.: 30-18-31-39-04-0200**

**Violation** of 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. (Enforcement Services Officer Danny Ron)

**Q. DEL-14-035**

**Michael E. Newberry & Julia M. Segraves JTRS**  
**3109 Maltby Dr., Deltona, Florida 32738**  
**Property Address: 3109 Maltby Dr., Deltona, Florida 32738**  
**Parcel No.: 30-18-31-42-01-0020**

**Violation** of City of Deltona Ordinance, Section 66-20, which states that motor vehicles shall not be parked anywhere within that portion of the lot lying across the full width of the lot between the front lot line and front most part of the principle structure, except on approved driveways or driveway extensions. (Enforcement Services Officer Julie Hughes)

**R. DEL-14-036**

**Michael E. Newberry & Julia M. Segraves JTRS  
3109 Maltby Dr., Deltona, Florida 32738  
Property Address: 3109 Maltby Dr., Deltona, Florida 32738  
Parcel No.: 30-18-31-42-01-0020**

**Violation of 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. (Enforcement Services Officer Julie Hughes)**

**S. DEL-14-038**

**Raymond Perez & Alicia Perez & Ramon Perez  
602 Gallaway Terr., Deltona, Florida 32725  
Property Address: 602 Gallaway Terr., Deltona, Florida 32725  
Parcel No.: 30-18-31-20-08-0100**

**Violation of 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. (Enforcement Services Officer Shanna Hogan)**

**T. DEL-14-039**

**Greenwood Services Inc.  
P.O. Box 341, Greenwood, MO 64034  
Property Address: 2958 Howland Blvd., Deltona, Florida 32738  
Parcel No.: 30-18-31-39-07-0010**

**Violation of City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 302.2, which states all premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water. (Enforcement Services Officer Richard Lovett)**

**U. DEL-14-040**

**320 Stratford Commons  
32728 LLC  
521 E. 3<sup>rd</sup> St., Brooklyn, NY 11218  
Property Address: 320 Stratford Commons, Deltona, Florida 32725  
Parcel No.: 25-18-30-09-00-0010**

**Violation** of City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 302.2, which states all premises shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water. (Enforcement Services Officer Richard Lovett)

**10. OTHER and REPEAT BUSINESS:**

**A. DEL-13-231 Repeat of DEL-12-193**

**Donna Martin**

**3071 Snow Dr., Deltona, Florida 32738**

**Property Address: 3071 Snow Dr., Deltona, Florida 32738**

**Parcel No.: 30-18-31-33-03-0080**

**Violation** of 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 – permit for pool. (Enforcement Services Officer Steve Braukhoff)

**B. DEL-13-247 Repeat of DEL-05-002**

**Pedro E. Velez Perez & Ana Glison Fragaso**

**626 E. Normandy Blvd., Deltona, Florida 32725**

**Property Address: 626 E. Normandy Blvd., Deltona, Florida 32725**

**Parcel No.: 30-18-31-01-11-0360**

**Violation** of 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 – permit for addition. (Enforcement Services Officer Danny Ron)

**C. DEL-14-008 Repeat of DEL-13-037 & DEL-09-127**

**Norman C. Grenier TTEE**

**c/o Ronald N. & Lisa Grenier PUC**

**1593 Rockwell Heights Dr., Deland, Florida 32724**

**Property Address: 1007 Davenport Dr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-11-50-0010**

**Violation** of City of Deltona Ordinance, 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. (Enforcement Services Officer Lonnie Wilson)

**D. DEL-14-030 Repeat of DEL-13-039**

**Norman C. Grenier TTEE**

**c/o Ronald N. & Lisa Grenier PUC**

**1593 Rockwell Heights Dr., Deland, Florida 32724**

**Property Address: 1007 Davenport Dr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-11-50-0010**

**Violation** of 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. (Enforcement Services Officer Lonnie Wilson)

**E. DEL-14-037 Repeat of DEL-12-150**

**Fred Jones**

**2570 Coachman Dr., Deltona, Florida 32738**

**Property Address: 2570 Coachman Dr., Deltona, Florida 32738**

**Parcel No.: 30-18-31-54-06-0210**

**Violation** of City of Deltona Ordinance, Section 66-20, which states that motor vehicles shall not be parked anywhere within that portion of the lot lying across the full width of the lot between the front lot line and front most part of the principle structure, except on approved driveways or driveway extensions. (Enforcement Services Officer Steve Braukhoff)

**11. DISCUSSION:**

**A. By the Special Magistrate**

**B. By the Enforcement Services Director**

**12. ADJOURNMENT:**

**NOTE:** If any person decides to appeal any decision made by the Code Enforcement Special Magistrate 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.