

**CITY OF DELTONA, FLORIDA
SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING MINUTES
Wednesday, January 28, 2015**

The Regular meeting of the Special Magistrate Code Enforcement Hearing was held on Wednesday, January 28, 2015 in the City Hall Commission Chambers, 2345 Providence Boulevard, Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m. by Special Magistrate Cino.

2. ROLL CALL:

Special Magistrate	Charles Cino	Present
Hearing Clerk	Dana Johnson	Present
Director of Department	Dale Baker	Present

Also present were: Enforcement Services Officers Richard Lovett, Steve Braukhoff, Heather Murray, Tray Black, Shanna Hogan, Julie Hughes, Dennis Mues, Lonnie Wilson, Danny Ron, Mark Gibson, and Building Official Steve Roland.

3. STATEMENT BY SPECIAL MAGISTRATE:

Presented by Charles Cino.

Mr. Cino has taken Judicial Notice of all City of Deltona Ordinances, State Statutes, Florida Building and Fire Code and the International Property Maintenance Code.

4. PLEDGE OF ALLEGIANCE:

5. DISCLOSURE OF EX PARTE COMMUNICATIONS: None

6. APPROVAL OF MINUTES:

The Minutes of the Special Magistrate Hearing for November 25, 2014 were approved, by Special Magistrate, Charles Cino.

7. ANNOUNCEMENTS:

The Director of the Building and Enforcement Services Department stated that under Old Business, case(s) DEL-14-282 and DEL-14-317 is in compliance and under New Business case(s) DEL-15-020, DEL-15-028 and DEL-15-037 is/was withdrawn, and DEL-15-029 was continued and case(s) DEL-15-001, DEL-15-002, DEL-15-003, DEL-15-004, DEL-15-005, DEL-15-011, DEL-15-015, DEL-15-022, DEL-15-023, DEL-15-024, DEL-15-031, DEL-15-032, DEL-15-036, DEL-15-038 and DEL-15-043, were found to have been in Non-Compliance, came into compliance and

cases are/were Dismissed, and under Other and Repeat Business, case(s) DEL-15-019 Repeat of DEL-13-219 is/was withdrawn, and DEL-15-042 Repeat of DEL-13-149 was found to have been in Non-Compliance, came into compliance and case was Dismissed.

8. SWEARING IN OF OFFICERS AND WITNESSES:

Special Magistrate Charles Cino swore in all that were present to testify.

9. OLD BUSINESS:

A. DEL-14-199

**Patrice Lumumba Morgan & Elorine Williams
1302 Anderson St., Deltona, Florida 32725
Property Address: 1302 Anderson St., Deltona, Florida 32725
Parcel No.: 30-18-31-05-31-0050**

Violation of City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 108.1.5 (3), which states that any portion of a building, structure or appurtenance that has been damaged by fire, earthquake, wind, flood, deterioration, neglect, abandonment, vandalism or by any other cause to such an extent that it is likely to partially or completely collapse or to become detached or dislodge shall be considered dangerous. (Enforcement Services Officer Shanna Hogan)

First Amended Order Imposing Penalty/Lien was issued for \$100.00 a day effective February 26, 2015 until in compliance or the cap of \$20,000.00 is reached.

B. DEL-14-210

**David F. Lewis & Kathryn A. Boyd
2104 Dumas Dr., Deltona, Florida 32738
Property Address: 2104 Dumas Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-31-09-0120**

Violation of City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 304.1. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. (Enforcement Services Officer Tray Black)

Order Imposing Penalty/Lien was issued for \$100.00 a day effective March 26, 2015 until in compliance or the cap of \$20,000.00 is reached. David Lewis was present.

C. DEL-14-217

Tracy Cochran

1444 Falmouth Ave., Deltona, Florida 32725

Property Address: 1444 Falmouth Ave., Deltona, Florida 32725

Parcel No.: 30-18-31-30-06-0070

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 Lonnie Wilson)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

D. DEL-14-225

Stacey Brady

990 South Dean Cir., Deltona, Florida 32738

Property Address: 990 S. Dean Cir., Deltona, Florida 32738

Parcel No.: 30-18-31-40-45-0140

Violation of 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. (Enforcement Services Officer Julie Hughes)

Order Imposing Penalty/Lien was issued for \$100.00 a day effective February 26, 2015 until in compliance or the cap of \$20,000.00 is reached. Stacey Brady was present.

E. DEL-14-228

Mariano Badillo-Perez

3222 Roland Dr., Deltona, Florida 32738

Property Address: 3222 Roland Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-42-22-0140

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 Julie Hughes)

Order Imposing Penalty/Lien was issued for \$100.00 a day effective February 26, 2015 until in compliance or the cap of \$20,000.00 is reached.

F. DEL-14-254

Gladys Falcon & Reynaldo Rangel
37 S. Courtland Blvd., Deltona, Florida 32738
Property Address: 37 S. Courtland Blvd., Deltona, FL, 32738
Parcel No.: 30-18-31-63-29-0010

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 Julie Hughes)

Order Imposing Penalty/Lien was issued for \$100.00 a day effective February 26, 2015 until in compliance or the cap of \$20,000.00 is reached. Jackeline Ramirez (Property Preservation Company) was present.

G. DEL-14-282

Joyce Reid Capital LLC
2816 Kilgore St., Orlando, Florida 32803
Property Address: 651 Lear Terr., Deltona, Florida 32725
Parcel No.: 30-18-31-25-15-0050

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 windows. (Enforcement Services Officer Shanna Hogan)

Affidavit of Withdrawal submitted by the officer and an Order of Compliance was signed by the Special Magistrate.

H. DEL-14-290

Pamela M. Williams

250 Rosedale Dr., Deltona, Florida 32738

Property Address: 250 Rosedale Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-59-43-0010

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 Julie Hughes)

First Amended Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing. Pamela Williams and Danny Walls were present.

I. DEL-14-298

Dalton Gunby-Humberger

1227 Riverbreeze Blvd., Ormond Beach, Florida 32176

Property Address: 1314 Hayward Ave., Deltona, Florida 32738

Parcel No.: 30-18-31-38-12-0140

Violation of City of Deltona Ordinance, Chapter 37 - DELTONA ANTI-BLIGHT ORDINANCE Sec. 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. (Enforcement Services Officer Julie Hughes)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing. Dalton Gunby-Humberger was present. Steve Roland (Building Official) gave testimony.

J. DEL-14-314

Marta Colon

1931 Howland Blvd., Deltona, Florida 32738

Property Address: 1931 Howland Blvd., Deltona, Florida 32738

Parcel No.: 30-18-31-56-02-0150

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. (3), Accumulations of waste, yard trash, or rubble and debris that may harbor rats or snakes or that may contain pools of water that may serve as breeding grounds for insects or other disease transmitters. (Enforcement Services Officer Dennis Mues)

Order Imposing Penalty/Lien was issued for \$50.00 a day (each case) effective January 29, 2015 until in compliance or the cap of \$10,000.00 (each case) is reached.

K. DEL-14-315

Marta Colon

1931 Howland Blvd., Deltona, Florida 32738

Property Address: 1931 Howland Blvd., Deltona, Florida 32738

Parcel No.: 30-18-31-56-02-0150

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 Dennis Mues)

Order Imposing Penalty/Lien was issued for \$50.00 a day (each case) effective January 29, 2015 until in compliance or the cap of \$10,000.00 (each case) is reached.

L. DEL-14-316

Marta Colon

1931 Howland Blvd., Deltona, Florida 32738

Property Address: 1931 Howland Blvd., Deltona, Florida 32738

Parcel No.: 30-18-31-56-02-0150

Violation of 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. (Enforcement Services Officer Dennis Mues)

Order Imposing Penalty/Lien was issued for \$50.00 a day (each case) effective January 29, 2015 until in compliance or the cap of \$10,000.00 (each case) is reached.

M. DEL-14-317

Artemio M. Ramirez

2067 Dearing Ave., Deltona, Florida 32725

Property Address: 2067 Dearing Ave., Deltona, Florida 32725

Parcel No.: 30-18-31-08-45-0120

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 Danny Ron)

Affidavit of Compliance submitted by the officer and an Order of Compliance was signed by the Special Magistrate.

10. NEW BUSINESS:

A. DEL-15-001

David Heinish

2368 Statler Terr., Deltona, Florida 32738

Property Address: 2368 Statler Terr., Deltona, Florida 32738

Parcel No.: 30-18-31-45-45-0040

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 Tray Black)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

B. DEL-15-002

Francisco Muniz

1575 Cranbrook Ave., Deltona, Florida 32725

Property Address: 1575 Cranbrook Ave., Deltona, Fl., 32725

Parcel No.: 30-18-31-55-04-0010

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 Track Black)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

C. DEL-15-003

Hildebran Investment Prop.

244 Washington Ave., Lake Mary, Florida 32746

Property Address: 899 Primrose Terr., Deltona, Florida 32738

Parcel No.: 30-18-31-17-17-0030

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 Tray Black)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

D. DEL-15-004

Hildebran Investment Prop.

244 Washington Ave., Lake Mary, Florida 32746

Property Address: 899 Primrose Terr., Deltona, Florida 32738

Parcel No.: 30-18-31-17-17-0030

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 fence. (Enforcement Services Officer Tray Black)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

E. DEL-15-005

Lazar Ouzounov

360 Wilshire Blvd. Unit 108, Casselberry, Florida 32707

Property Address: 1902 Stanton St., Deltona, Florida 32738

Parcel No.: 30-18-31-13-13-0080

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 Tray Black)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

F. DEL-15-007

Shawn & Priscillia Mahabir
4217 Parkside Dr., Orlando, Florida 32812
Property Address: 2776 Foxdale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-63-22-0110

Violation of City of Deltona Ordinance, Section 66-18 (e), which states that no vehicles may be parked or stored in the front yard forward of the edge of the principal dwelling except on the approved driveway or driveway extension. (Enforcement Services Officer Julie Hughes)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

G. DEL-15-008

Shawn & Priscillia Mahabir
4217 Parkside Dr., Orlando, Florida 32812
Property Address: 2776 Foxdale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-63-22-0110

Violation of 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 Julie Hughes)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

H. DEL-15-009

Shawn & Priscillia Mahabir
4217 Parkside Dr., Orlando, Florida 32812
Property Address: 2776 Foxdale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-63-22-0110

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 Julie Hughes)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

- I. **DEL-15-010**
Shawn & Priscillia Mahabir
4217 Parkside Dr., Orlando, Florida 32812
Property Address: 2776 Foxdale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-63-22-0110
Violation of 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. (Enforcement Services Officer Julie Hughes)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

- J. **DEL-15-011**
Tanya B. Sniffin
1333 Ferendina Dr., Deltona, Florida 32725
Property Address: 1333 Ferendina Dr., Deltona, Florida 32725
Parcel No.: 30-18-31-07-81-0330

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 Shanna Hogan)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

- K. **DEL-15-012**
Michael R. & Patricia G. Blomn
708 Ibis Ave., Deltona, Florida 32738
Property Address: 708 Ibis Ave., Deltona, Florida 32738
Parcel No.: 30-18-31-62-33-0090

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 Shanna Hogan)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

L. DEL-15-013

Michael R. & Patricia G. Blomn
708 Ibis Ave., Deltona, Florida 32738
Property Address: 708 Ibis Ave., Deltona, Florida 32738
Parcel No.: 30-18-31-62-33-0090

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 Shanna Hogan)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

M. DEL-15-015

Brenda Wilson Estes
1395 Whitewood Dr., Deltona, Florida 32725
Property Address: 1297 Bakersfield Ave., Deltona, Fl., 32725
Parcel No.: 30-18-31-07-48-0080

Violation of 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. (Enforcement Services Officer Shanna Hogan)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

N. DEL-15-016

Kenny Russell & Carol Roux
1182 Fountainhead Dr., Deltona, Florida 32725
Property Address: 1182 Fountainhead Dr., Deltona, Fl, 32725
Parcel No.: 30-18-31-06-23-0300

Violation of City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 108.1.1 (A), which states an unsafe structure is one that is

found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible. (Enforcement Services Officer Heather Murray)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

- O. DEL-15-017**
550 S. Floyd Cir Deltona 32725 Trust
1416 McGregor Rd. Deland, Florida 32720
Property Address: 550 S. Floyd Cir., Deltona, Florida 32725
Parcel No.: 19-18-31-02-04-0020

Violation of City of Deltona Ordinance, Section 38-128 (a) It shall be unlawful for the owner of any private real or personal property, including structures or improvements, to permit graffiti to remain on any such property within the city. (Enforcement Services Officer Danny Ron)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing. Order to Abate was issued by the Special Magistrate.

- P. DEL-15-018**
550 S. Floyd Cir Deltona 32725 Trust
1416 McGregor Rd. Deland, Florida 32720
Property Address: 550 S. Floyd Cir., Deltona, Florida 32725
Parcel No.: 19-18-31-02-04-0020

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, and shall be kept in sound working condition and maintained in good repair. (Enforcement Services Officer Danny Ron)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing. Order to Abate was issued by the Special Magistrate.

Q. DEL-15-020

Aaron Houser

1906 Lindhurst Ave., Deltona, Florida 32725

Property Address: 1906 Lindhurst Ave., Deltona, Florida 32725

Parcel No.: 30-18-31-15-04-0110

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 Danny Ron)

Withdrawn.

R. DEL-15-021

Evelyn Stephenson

680 Vicksburg St., Deltona, Florida 32725

Property Address: 680 Vicksburg St., Deltona, Florida 32725

Parcel No.: 30-18-31-04-40-0100

Violation of 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. (Enforcement Services Officer Danny Ron)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing. Evelyn Stephenson and Daniel Lewis were present.

S. DEL-15-022

Nationstar Mortgage LLC

350 Highland Dr., Lewisville, TX 75067

Property Address: 2893 Monarch St., Deltona, Florida 32738

Parcel No.: 30-18-31-32-97-0240

Violation of City of Deltona Ordinance, Section 37-8(a). Security requirements, which states: a) Properties subject to these sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons. (Enforcement Services Officer Steve Braukhoff)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

T. DEL-15-023

Nationstar Mortgage LLC
350 Highland Dr., Lewisville, TX 75067
Property Address: 2893 Monarch St., Deltona, Florida 32738
Parcel No.: 30-18-31-32-97-0240

Violation of City of Deltona Ordinance, Section 37-7(e). Maintenance requirements, which states: e). pools and spas maintained so the water remains free and clear of pollutants and debris and shall comply with the regulations set forth in the applicable codes. (Enforcement Services Officer Steve Braukhoff)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

U. DEL-15-024

Wells Fargo Bank
420 Montgomery St., San Francisco, CA 94104
Property Address: 2905 Cottondale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-32-53-0140

Violation of City of Deltona Ordinance, Section 37-8(a). Security requirements, which states: a) Properties subject to these sections shall be maintained in a secure manner so as not to be accessible to unauthorized persons. (Enforcement Services Officer Steve Braukhoff)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

V. DEL-15-025

Wells Fargo Bank
420 Montgomery St., San Francisco, CA 94104
Property Address: 2905 Cottondale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-32-53-0140

Violation of City of Deltona Ordinance, Section 37-4(6). Blight Definitions, which states: 6) Properties that have roof tarps or boarded windows or doors for a period in excess of sixty (60) days. (Enforcement Services Officer Steve Braukhoff)

Case was continued until the February 25, 2015 Code Hearing. Andrew Pekoe (Representative for Wells Fargo Bank) was present.

W. DEL-15-027

**Christiana Trust TR
% Lender Legal Services
201 E. Pine St., Ste. 730, Orlando, Florida 32801
Property Address: 1051 Eva St., Deltona, Florida 32725
Parcel No.: 30-18-31-76-0170**

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 fence. (Enforcement Services Officer Shanna Hogan)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

X. DEL-15-028

**Scott A. & Lisa M. Hinch
181 Rosedale Dr., Deltona, Florida 32738
Property Address: 181 Rosedale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-59-39-0130**

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, and shall be kept in sound working condition and maintained in good repair. (Enforcement Services Officer Shanna Hogan)

Withdrawn.

Y. DEL-15-029

**Leslie J. Keenan-Snow
2 Ranwall Ave., Saco, ME 04072
Property Address: 1449 Woffington Ave., Deltona, FL, 32725
Parcel No.: 30-18-31-07-52-0080
Violation of City of Deltona Ordinance, Section 38-73(A)(C6),**

which states that Some sounds may be such that they are not measurable or may not exceed the limits set out in this article, but they may be excessive, unnatural, prolonged, unusual and are a detriment to the public health, comfort, convenience, safety, welfare or prosperity of the residents of the city. (Enforcement Services Officer Heather Murray)

Case was continued until the February 25, 2015 Code Hearing.

Z. DEL-15-030

Joseph J. Pante

67090 Octillo Ct., Montrose, CO 81401

Property Address: 532 Glen Haven Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-59-18-0040

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 Julie Hughes)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing. Robert Pante was present.

AA. DEL-15-031

NV Acquisitions Management LLC

5001 N. Cimarron Rd., Las Vegas, NV 89149

Property Address: 3499 Monument Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-62-05-0060

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 windows. (Enforcement Services Officer Julie Hughes)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

BB. DEL-15-032

Pinvest Properties Inc.

404 Quail Meadow Ct., Debary, Florida 32713

Property Address: 2760 Brierdale Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-63-23-0080

Violation of 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 Julie Hughes)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

CC. DEL-15-034

John Velez, Jr.

554 Ft. Smith Blvd., Deltona, Florida 32738

Property Address: 554 Ft. Smith Blvd., Deltona, Florida 32738

Parcel No.: 30-18-31-41-29-0100

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)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

DD. DEL-15-035

Michael R. & Patricia G. Blomn

708 Ibis Ave., Deltona, Florida 32738

Property Address: 708 Ibis Ave., Deltona, Florida 32738

Parcel No.: 30-18-31-62-33-0090

Violation of 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. (Enforcement Services Officer Shanna Hogan)

Order of Non Compliance with a Hearing to Impose Fine at the February 25, 2015 Code Hearing.

EE. DEL-15-036

Victor Rosa & Nicta C. Bella
2332 Academy Ave., Deltona, Florida 32738
Property Address: 2332 Academy Ave., Deltona, Florida 32738
Parcel No.: 30-18-31-32-14-0380

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 Richard Lovett)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

FF. DEL-15-037

Cio D. Montalvo
961 Trellis Ave., Deltona, Florida 32738
Property Address: 961 Trellis Ave., Deltona, Florida 32738
Parcel No.: 30-18-31-40-47-0020

Violation of 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. (Enforcement Services Officer Shanna Hogan)

Withdrawn.

GG. DEL-15-038

IH4 Property Florida LP
% Altus Group US INC
21001 N. Tatum Blvd. #1630-630, Phoenix, AZ 85050
Property Address: 1508 Bonview Ave., Deltona, Florida 32738
Parcel No.: 30-18-31-47-03-0150

Violation of 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. (Enforcement Services Officer Shanna Hogan)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

HH. DEL-15-043

**Donald R. & Genevieve W. Burke
2049 Claremont Dr., Deltona, Florida 32725
Property Address: 2049 Claremont Dr., Deltona, Florida 32725
Parcel No.: 30-18-31-08-48-0070**

Violation of City of Deltona Ordinance, Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.2, which states that all private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level measured on the side of the barriers away from the pool. (Enforcement Services Officer Shawn Riggins)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

10. OTHER and REPEAT BUSINESS:

A. DEL-15-019 REPEAT OF DEL-13-219

**Donald R. & Genevieve W. Burke
2049 Claremont Dr., Deltona, Florida 32725
Property Address: 2049 Claremont Dr., Deltona, Florida 32725
Parcel No.: 30-18-31-08-48-0070**

Violation of 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. (Enforcement Services Officer Danny Ron)

Withdrawn.

B. DEL-15-033 REPEAT OF DEL-12-109

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 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 Richard Lovett)

Order Imposing Penalty/Lien was issued for \$250.00 a day effective January 28, 2015 until in compliance or the cap of \$20,000.00 is reached.

C. DEL-15-039 REPEAT OF 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 – permit for A/C change out. (Enforcement Services Officer Dennis Mues)

Found to be in Non-Compliance, executed actions to come into compliance and case was dismissed with a one-time fine of \$250.00 effective January 28, 2015. Freddie Peralta (manager) was present.

D. DEL-15-040 REPEAT OF 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 – permit for Type II heat hood. (Enforcement Services Officer Dennis Mues)

Found to be in Non-Compliance, executed actions to come into compliance and case was dismissed with a one-time fine of \$250.00 effective January 28, 2015. Freddie Peralta (manager) was present.

- E. DEL-15-041 REPEAT OF 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 – permit for electrical work. (Enforcement Services Officer Dennis Mues)

Found to be in Non-Compliance, executed actions to come into compliance and case was dismissed with a one-time fine of \$250.00 effective January 28, 2015. Freddie Peralta (manager) was present.

- F. DEL-15-042 REPEAT OF 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 – permit for plumbing work for new drain. (Enforcement Services Officer Dennis Mues)

Found to be in Non-Compliance, executed actions to come into Compliance and case was dismissed.

12. DISCUSSION:

A. By the Special Magistrate

B. By the Enforcement Services Director

13. ADJOURNMENT: 6:44PM

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.



Special Magistrate, Charles Cino



Hearing Clerk, Dana Johnson