



City of Deltona

**SPECIAL MAGISTRATE CODE ENFORCEMENT
HEARING**

Wednesday, February 25, 2015 @ 5:30PM

**DELTONA COMMISSION CHAMBERS
2345 PROVIDENCE BLVD.
DELTONA, FLORIDA**

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 – January 28, 2015
6. ANNOUNCEMENTS
7. SWEARING IN OF OFFICERS AND WITNESSES
8. OLD BUSINESS

- A. 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)

- B. DEL-14-291**
Rosa A. Nazario
2025 Dalton Ave., Deltona, Florida 32725
Property Address: 2025 Dalton Ave., Deltona, Florida 32725
Parcel No.: 30-18-31-08-44-0070

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 Richard Lovett)

- C. 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)

- D. DEL-14-308**
Robert Williams
PO Box 290955, Port Orange, Florida, 32129
Property Address: 226 Rosedale Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-59-41-0020

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)

E. 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)

F. 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)

G. 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)

H. 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)

I. 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)

J. 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)

K. DEL-15-016

Kenny Russell & Carol Roux
1182 Fountainhead Dr., Deltona, Florida 32725
Property Address: 1182 Fountainhead Dr., Deltona, Florida 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)

L. 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)

M. 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)

N. 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)

O. DEL-15-025

**Wells Fargo Bank, Gregory Cholewin, Valerie Brown,
John Cholewin & Patricia Renner
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)

P. 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.: 30-18-31-76-02-0170

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)

Q. 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)

R. 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)

S. 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)

9. NEW BUSINESS:

A. DEL-15-044

**Preferred Trust Co
2471 W. Horizon Ridge Pkwy #100, Henderson, NV 89052
Property Address: 1659 Fruitland Dr., Deltona, Florida 32725
Parcel No.: 30-18-31-03-06-0050**

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 roof. (Enforcement Services Officer Shawn Riggins)

B. DEL-15-045

**Michael Delligatti TR
D R Moore Land Trust #42
220 N. Beach St. #109, Daytona Beach, Florida 32114-3302
Property Address: 1232 Lawrence Ave., Deltona, Florida 32725
Parcel No.: 30-18-31-02-20-0060**

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 Lonnie Wilson)

C. DEL-15-046

**Michael Delligatti TR
D R Moore Land Trust #42
220 N. Beach St. #109, Daytona Beach, Florida 32114-3302
Property Address: 1232 Lawrence Ave., Deltona, Florida 32725
Parcel No.: 30-18-31-02-20-0060**

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)

D. DEL-15-047

**Cheryl Y. Becker
1170 E. Fowler Dr., Deltona, Florida 32725-6312
Property Address: 1170 E. Fowler Dr., Deltona, Florida 32725-6312
Parcel No.: 30-18-31-10-19-0310**

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 room addition. (Enforcement Services Officer Lonnie Wilson)

E. DEL-15-048

**Cheryl Y. Becker
1170 E. Fowler Dr., Deltona, Florida 32725-6312
Property Address: 1170 E. Fowler Dr., Deltona, Florida 32725-6312
Parcel No.: 30-18-31-10-19-0310**

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 Lonnie Wilson)

- F. DEL-15-049**
Christiana Trust TR
% Lender Legal Services LLC
201 E. Pine St. Ste 730, Orlando, Florida 32801
Property Address: 3109 Maltby Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-42-01-0020

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)

- G. DEL-15-055**
Antonino & Ana M. Milian
5764 North Rd., Sanford, Florida 32771
Property Address: 824 Coleman Dr., Deltona, Florida 32725
Parcel No.: 30-18-31-66-20-0200

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 Heather Murray)

- H. DEL-15-056**
Janice Hayes
2516 Courtland Blvd., Deltona, Florida 32738
Property Address: 2516 Courtland Blvd., Deltona, Florida 32738
Parcel No.: 30-18-31-32-16-0150

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 Steve Braukhoff)

- I. DEL-15-057**
John Guedes
1950 Old Train Rd., Deltona, Florida 32738
Property Address: 2529 Courtland Blvd., Deltona, Florida 32738
Parcel No.: 30-18-31-32-33-0010

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 Steve Braukhoff)

J. DEL-15-058

Brian V. Gonzales

655 Comstock Dr., Deltona, Florida 32738

Property Address: 655 Comstock Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-21-17-0020

Violation of City of Deltona Ordinance, Section 58-31 (a) Consent required. Pursuant to the police power of the city, the city commission determines, in the interest of the health, safety and welfare of its citizens, that the use of any city right-of-way, including appendages, and the use of any public lands under the authority of the city commission, except for their intended purpose, without prior written consent of the city shall be prohibited. (Enforcement Services Officer Tray Black)

K. DEL-15-060

Benjamin F. & Marnye Donnelly

2779 Irondale St., Deltona, Florida 32738

Property Address: 2779 Irondale St., Deltona, Florida 32738

Parcel No.: 30-18-31-54-14-0020

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 Steve Braukhoff)

L. DEL-15-062

Geraldo Luis & Kenia Barber

2993 E. Slater Dr., Deltona, Florida 32738

Property Address: 2993 E. Slater Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-32-98-0130

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 Steve Braukhoff)

M. DEL-15-063

Woodrow 6 LLC

2850 Wellness Ave., Orange City, Florida 32763

Property Address: 2540 Academy Ave., Deltona, Florida 32738

Parcel No.: 30-18-31-32-30-0360

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 Steve Braukhoff)

N. DEL-15-065

David L. Leutz

4625 Sloewood Dr., Mount Dora, FL 32757

Property Address: 2931 Surf Dr., Deltona, Florida 32738

Parcel No.: 30-18-31-33-09-0250

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 Steve Braukhoff)

O. DEL-15-066

Lawrence A. Kent TR

235 River Village Dr., Debary, Florida 32713

Property Address: 840 Deltona Blvd F1, Deltona, Florida 32725

Parcel No.: 36-18-30-14-00-0030

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 partition wall. (Enforcement Services Officer Dennis Mues)

P. DEL-15-067

**Lisa Cobb & Steven Clark
837 Adler Dr., Deltona, Florida 32738
Property Address: 837 Adler Dr., Deltona, Florida 32738
Parcel No.: 30-18-31-19-02-0140**

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 Tray Black)

Q. DEL-15-069

**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 38-114, 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. (Enforcement Services Officer Lonnie Wilson)

R. DEL-15-070

**Adolfo Rocha & Alicea Brunilda
1629 Fruitland Dr., Deltona, Florida 32725
Property Address: 1452 Falmouth Ave., Deltona, Florida 32725
Parcel No.: 30-18-31-30-06-0060**

Violation of 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. (Enforcement Services Officer Lonnie Wilson)

10. OTHER and REPEAT BUSINESS:

A. DEL-15-061 REPEAT OF DEL-14-117

**Alice Susco CO-Trustee & Diego Alvarez Trust
1720 Timber Oaks Ct., Deland, Florida 32724
Property Address: 1110 Deltona Blvd., Deltona, Florida 32725
Parcel No.: 30-18-31-10-10-0320**

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)

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.