



# City of Deltona

## SPECIAL MAGISTRATE CODE ENFORCEMENT HEARING

Wednesday, February 26, 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 – January 22, 2014
6. ANNOUNCEMENTS
7. SWEARING IN OF OFFICERS AND WITNESSES
8. OLD BUSINESS

**A. 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)

**B. 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)

**C. 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)

**D. 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)

**E. 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)

**F. 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)

**9. NEW BUSINESS:**

**A. DEL-14-043**

**Santiago Jr. & Milagros Cortes**  
**2627 Groveland Ave., Deltona, Florida 32725-9695**  
**Property Address: 2627 Groveland Ave., Deltona, Florida 32725**  
**Parcel No.: 30-18-31-53-15-0210**

**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)

**B. DEL-14-045**

**Walter H. Moran Trust**

**1049 Platinum Ct., Deltona, Florida 32725**

**Property Address: 1049 Platinum Ct., Deltona, Florida 32725**

**Parcel No.: 20-18-31-05-00-0370**

**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)

**C. DEL-14-047**

**Deltona Square LLC**

**259 E. Rand Rd. Apt. 200, Mount Prospect, IL 60056**

**Property Address: 577 Deltona Blvd., Deltona, Florida 32725**

**Parcel No.: 36-18-30-05-09-0040**

**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 Dennis Mues)

**D. DEL-14-048**

**Bruce M. & Kimberly Teitelbaum**  
**1715 Concert Rd., Deltona, Florida 32738**  
**Property Address: 1715 Concert Rd., Deltona, Florida 32738**  
**Parcel No.: 30-18-31-45-33-0040**

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

**E. DEL-14-050**

**Manuel & Josefina A. Ramirez**  
**573 Sullivan St., Deltona, Florida 32725**  
**Property Address: 573 Sullivan St., Deltona, Florida 32725**  
**Parcel No.: 30-18-31-03-57-0360**

**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)**

**F. DEL-14-051**

**Abigail Bugno**  
**2855 Beaver Dr., Deltona, Florida 32725**  
**Property Address: 2855 Beaver Dr., Deltona, Florida 32725**  
**Parcel No.: 30-18-31-39-10-0170**

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

**G. DEL-14-053**

**Antonio Barbosa**  
**1162 Magdalena Ave., Deltona, Florida 32725**  
**Property Address: 1162 Magdalena Ave., Deltona, Florida 32725**  
**Parcel No.: 30-18-31-07-38-0180**

**Violation** of City of Deltona Ordinance, 18-5, reference to 504.1, adopting the latest edition of the International Property Maintenance Code, which states all plumbing fixtures shall be installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. All plumbing fixtures shall be maintained in a safe, sanitary and functional condition. (Enforcement Services Officer Shanna Hogan)

**H. DEL-14-054**

**Antonio Barbosa**

**1162 Magdalena Ave., Deltona, Florida 32725**

**Property Address: 1162 Magdalena Ave., Deltona, Florida 32725**

**Parcel No.: 30-18-31-07-38-0180**

**Violation** of City of Deltona Ordinance, Section 18-5, reference to 604.3, adopting the latest edition of the International Property Maintenance Code, which states that where it is found that the electrical system in a structure constitutes a hazard to the occupants or the structure by reason of inadequate service, improper fusing, insufficient receptacle and lighting outlets, improper wiring or installation, deterioration or damage, or for similar reasons, the code official shall require the defects to be corrected to eliminate the hazard. (Enforcement Services Officer Shanna Hogan)

**I. DEL-14-056**

**Shelby Charles Road LLC**

**411 Walnut No. 4644, Green Cove Springs, Fl. 32043**

**Property Address: 698 Deltona Blvd., Deltona, Florida 32725**

**Parcel No.: 30-18-31-22-16-0010**

**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 non-porous parking surface. (Enforcement Services Officer Richard Lovett)

**J. DEL-14-057**

**Security Solutions & Services, Inc.**

**2934 Howland Blvd., Deltona, Florida 32725**

**Property Address: 2934 Howland Blvd., Deltona, Florida 32725**

**Parcel No.: 30-18-31-39-07-0050**

**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 non-porous parking surface. (Enforcement Services Officer Richard Lovett)

**K. DEL-14-058**

**Larry A. & Carol L. Sweet**

**924 W. Blue Springs Ave., Orange City, Florida 32763**

**Property Address: 2946 Howland Blvd., Deltona, Florida 32738**

**Parcel No.: 30-18-31-39-07-0030**

**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 non-porous parking surface. (Enforcement Services Officer Richard Lovett)

**L. DEL-14-059**

**Gary C. & Debra J. Kincaid**

**1008 Dawson Dr., Deltona, Florida 32725-6917**

**Property Address: 1008 Dawson Dr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-10-15-0260**

**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)

**M. DEL-14-061**

**Nancy Spears**

**1680 N. Page Dr., Deltona, Florida 32725**

**Property Address: 1680 N. Page Dr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-55-28-0360**

**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 Tray Black)

**10. OTHER and REPEAT BUSINESS:**

**A. DEL-14-041 Repeat of DEL-13-005**

**Robert Groesbeck**

**3031 Mallard Dr., Deltona, Florida 32738**

**Property Address: 943 Halstead St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-28-18-0070**

**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 Shanna Hogan)

**B. DEL-14-042 Repeat of DEL-12-107**

**Honorio Hernandez & Nilda Hernandez**

**930 Radcliff St., Deltona, Florida 32725**

**Property Address: 930 Radcliff St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-30-17-0090**

**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 Shanna Hogan)

**C. DEL-14-052 Repeat of DEL-13-082**

**Thomas V. & Judy L. Bamundo**

**2970 Willow Bay Terrace, Casselberry, Florida 32707**

**Property Address: 1105 Fort Smith Blvd., Deltona, Florida 32738**

**Parcel No.: 30-18-31-13-15-0370**

**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 replacement. (Enforcement Services Officer Tray Black)

**D. Hearing Request for Reduction of Fine**

**DEL-13-088**

**THR Florida LP**

**5909 Hampton Oaks, Bldg. 1, St. G, Tampa, Florida 33610**

**Property Address: 1202 Voyager St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-05-45-0010**

**Violation** of City of Deltona Ordinance, Section 8-3, 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 wooden fence. (Enforcement Services Officer Shanna Hogan)

**E. Hearing Request for Reduction of Fine**

**DEL-13-090**

**THR Florida LP**

**5909 Hampton Oaks, Bldg. 1, St. G, Tampa, Florida 33610**

**Property Address: 1202 Voyager St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-05-45-0010**

**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 Shanna Hogan)

**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.