



# City of Deltona

2345 Providence Blvd.

Deltona, FL 32725

## Agenda

### Special Magistrate

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Wednesday, April 24, 2024

5:30 PM

Deltona Commission Chambers

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1. CALL TO ORDER:
2. ROLL CALL:
3. PLEDGE TO THE FLAG:
4. SPECIAL MAGISTRATE STATEMENT:
5. DISCLOSURE OF EX PARTE COMMUNICATIONS:
6. APPROVAL OF AGENDA & MINUTES:
7. ANNOUNCEMENTS:
8. SWEARING IN OF OFFICERS AND WITNESSES:
9. OLD BUSINESS:

A. [DEL-23-277 MASSEY](#)

Property Address:

[1200 Deltona Blvd., Deltona, FL 32725](#)

Parcel ID: [813006000020](#)

Property Owner:

[Deltona Wellness LP](#)

[12 Bayview Avenue #280](#)

[Lawrence, NY 11559](#)

Violation:

[City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause](#)

any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective action:

You must obtain a permit for the Door Replacement. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Todd Meade

**D. DEL-24-039 MASSEY**

Property Address:

1812 N. Akron Drive, Deltona, FL 32738

Parcel ID: 813016130090

Property Owner:

John Michael Granfield JR EST

1812 N. Akron Drive

Deltona, FL 32738-4862

Violation:

City of Deltona Ordinance, Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.1, which states that swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Corrective action:

Pool must be maintained and either drained of water or water must be chemically treated to remove algae, water should be clear water and sanitized.

Officer Nick Lopez

**E. DEL-24-044 MASSEY (A to Q)**

Property Address:

2911 Alarka Lane, Deltona, FL 32738

Parcel ID: 813074420130

Property Owner:

Enrico Ridge LLC

PO Box 3587

Orlando, FL 32802Violation(s): A to Q

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.

Corrective Action

You must obtain permits. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure(s) must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number(s) once obtained.

\*Case #BLD23-1357 Permit#BLDC20-0099 -Building Commercial-Retaining Wall (expired 12/27/22)

\*Case #BLD23-1358 Permit#BLDC21-0034- Building Commercial-New Construction (expired 12/12/22 )

\*Case #BLD23-1471 Permit#BLDC21-0035- Building Commercial-New Construction (expired 01/17/23 )

\*Case #BLD23-1472 Permit#BLDC21-0036- Building Commercial-New Construction (expired 11/08/22 )

\*Case #BLD23-1473 Permit#BLDC21-0037- Building Commercial-New Construction (expired 11/08/22 )

\*Case #BLD23-1474 Permit#BLDC21-0038- Building Commercial-New Construction (expired 11/28/22 )

\*Case #BLD23-1475 Permit#ENG20-0092 – Engineering – Site Engineering (expired 12/20/22 )

\*Case #BLD23-1476 Permit#FIRE21-0047 - Fire - Fire Sprinkler (expired 03/07/23 )

\*Case #BLD23-1477 Permit#FIRE21-0048 - Fire - Fire Sprinkler (expired 03/02/23 )

\*Case #BLD23-1478 Permit#FIRE21-0049 - Fire - Fire Sprinkler (expired 11/15/23 )

\*Case #BLD23-1479 Permit#FIRE21-0050 - Fire - Fire Sprinkler

(expired 01/31/23 )

\*Case #BLD23-1480 Permit#FIRE21-0051 - Fire - Fire Sprinkler

(expired 02/02/23 )

\*Case #BLD23-1481 Permit#FIRE21-0054 - Fire - Fire Alarm

(expired 09/12/22 )

\*Case #BLD23-1482 Permit#FIRE21-0055 - Fire - Fire Alarm

(expired 09/12/22 )

\*Case #BLD23-1483 Permit#FIRE21-0056 - Fire - Fire Alarm

(expired 09/12/22 )

\*Case #BLD23-1484 Permit#FIRE21-0057 - Fire - Fire Alarm

(expired 09/12/22 )

\*Case #BLD23-1485 Permit#FIRE21-0058 - Fire - Fire Alarm

(expired 09/12/22 )

Officer Josymar Jimenez

**C. DEL-24-039 MASSEY**

Property Address:

1812 N. Akron Drive, Deltona, FL 32738

Parcel ID: 813016130090

Property Owner:

John Michael Granfield JR Estate

1812 N. Akron Drive

Deltona, FL 32738-4862

Violation:

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

Corrective action:

Mow the yard and maintain lawn so that grass and weeds do not exceed 12 inches in height.

Officer Nick Lopez

**B. DEL-24-013 MASSEY (A & B)**

Property Address:

1495 Elkcam Blvd.

Parcel ID: 813009320110

Property Owner:Margaret B Gumbs1495 Elkcam Blvd.Deltona, FL 32725Violation: A

City of Deltona Ordinance, Section 18-5, 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.

Corrective action:

Repair or remove the entire fence structure. Also repair the screen enclosure, missing screen on top of the pool enclosure.

Violation: B

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.11 States chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Corrective action:

Must be repaired and made structurally sound. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust. If replaced in its entirety, a permit must be obtained. (Chimney on roof top)

Officer Jeff Scott**10. NEW BUSINESS:****C. DEL-24-047 (A, B, & C)**Property Address:1092 Deltona Blvd., Deltona, FL 32725Parcel ID: 813010100300Property Owner:Global Commercial Properties LLC5224 W. State Road 46 Unit 152

Sanford, FL 32771-9230Violation: A

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.6, which states that all exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.

Corrective Action:

Repair the exterior walls(including fascia, soffit, and trim at roof line) and painted with a proper treatment.

Violation: B

City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 304.7, which states the roof and flashing shall be sound tight and not have defects that admit rain.

Corrective Action:

Repair or replace the roof, gutters, or drainage.

Violation: C

City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 305.3, which states interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.

Corrective Action:

Corrective action: Repair and or replace interior surfaces.

Officer Todd Meade**E. DEL-24-049**Property Address:

1460 Providence Blvd., Deltona, FL 32725

Parcel ID: 813007220020

Property Owner:

Felix Dominguez

10715 Mobberly Circle  
Orlando, FL 32832

Violation:

City of Deltona Ordinance, Section 18-5, 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.

Corrective Action:

Repair, remove, replace Fence panels.

Officer Todd Meade

**F. DEL-24-050**

Property Address:

549 Pemberton Avenue, Deltona, FL 32738

Parcel ID: 813021090070

Property Owner:

CSMA BLT LLC

C/O Cold River Land LLC

1850 Parkway PL STE 900

Marietta, GA 30067

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 504.1, which states that all plumbing fixtures shall be properly 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.

Corrective Action:

REPAIR OR REPLACE DAMAGED PLUMBING.

Officer Janice Polascik

**G. DEL-24-051**

Property Address:

448 Providence Blvd., Deltona, FL 32725

Parcel ID: 813012170110

Property Owner:Morris E. Ralls EST448 Providence Blvd.Deltona, FL 32725Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.11 States chimneys, cooling towers, smoke stacks, and similar appurtenances shall be maintained structurally safe and sound, and in good repair. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Corrective Action:

Must be repaired and made structurally sound. Exposed surfaces of metal or wood shall be protected from the elements and against decay or rust. If replaced in its entirety, a permit must be obtained.

Officer Todd Meade**H. DEL-24-052**Property Address:492 Providence Blvd., Deltona, FL 32725-8266Parcel ID: 813012210220Property Owner:Luz Patricia Estrada Hassell LE492 Providence Blvd.Deltona, FL 32725-8266Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.3, which states that all buildings will have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

Corrective Action:

Properly display the address number on the front of the building, or to a



separate structure (mailbox, post, wall, fence, etc.) in front of the building;  
numbers shall be Arabic and shall not be less than four inches in height and  
one-half inch in width.

Officer Todd Meade

**A. DEL-24-031**

Property Address:

3775 Cambay Street, Deltona, FL 32738

Parcel ID: 813062390030

Property Owner:

Antonio Valdez JR

3775 Cambay Street

Deltona, FL 32738-9080

Violation:

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the  
Florida Building Code, Section 105.1, which states that any owner, authorized  
agent, who intends to construct, enlarge, alter, repair, move, demolish, or  
change the occupancy of a building or structure, or to erect, install, enlarge,  
alter, repair, remove, convert or replace any electrical, gas, mechanical or  
plumbing system, the installation of which is regulated by this code, or to cause  
any such work to be done, shall first make application to the Building Official  
and obtain the required permit.

Corrective Action:

You must obtain a permit for (Garage Modification/Addition) Applications must  
be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL  
32725. The structure must meet all requirements of city ordinance and be  
approved on final inspection. Contact our office with the permit number when  
obtained.

Officer Bashir Tourkzi

**D. DEL-24-048**

Property Address:

1384 E. Hancock Drive, Deltona, FL 32725

Parcel ID: 813030200020

Property Owner:

John Susco TR

1471 Edison Terrace  
Deltona, FL 32725-4616

Violation:

City of Deltona Ordinance, Section 66-19 (a)(5) which states that (a) mobile recreational shelters and vehicles, other camping type vehicles excluding pickup covers when appropriately mounted on a vehicle, boats, boat trailers, utility trailers, and other trailers are permitted to be parked on any lot within the A, R1-R1AAA, R1B, RE1, RE5, RM1, RM2, the single- and two-family residential areas of RPUD, MPUD and the MH classifications provided the following conditions are met: (5) such vehicles shall not be connected to water or sewer lines or be used for residential purposes.

Corrective Action:

Cease use of the recreational vehicle for residential purposes and disconnect the vehicle from water and/or sewage.

Officer Larry Sparling

**B. DEL-24-046 (A & B)**

Property Address:

2056 Dumas Drive, Deltona, FL 32738

Parcel ID: 813031090060

Property Owner:

Karen Roberts

2056 Dumas Drive

Deltona, FL 32738

Violation: A

City of Deltona Ordinance, Section 66-57, which states that no person in charge or control of any property in the city, whether public or private property, whether as owner, tenant, occupant or otherwise shall allow any wrecked, discarded, junked, abandoned, inoperative, discarded and/or partially dismantled vehicle or parts of vehicles to remain in such property longer than five days, unless such vehicle is located in a fully enclosed (or capable of being fully enclosed) building such as a garage or shed. For purposes of this section, a carport does not constitute an enclosed building.

Corrective Action:

Remove, repair, have current tag on vehicle, or put inside fully enclosed

structure.

Violation: B

City of Deltona Ordinance, Section 110-811 (b)(5), which states that mobile recreational shelters and vehicles, other camping type vehicles excluding pickup covers when appropriately mounted on a vehicle, boats, boat trailers, utility trailers, and other trailers are permitted as an accessory use on any lot within the A, RE-1, RE-5, R-1, R-2, R-3, R-4, R1-B, the single- and two-family residential areas of RPUD, and the MPUD classifications provided the following conditions are met: They shall not be connected to water, sewer or electric lines or be used for residential purposes.

Corrective Action:

Pool must be maintained and either drained of water or water must be chemically treated to remove algae, water should be clear water and sanitized.

Officer Janice Polascik

**J. DEL-24-048**

Property Address:

1384 E. Hancock Drive, Deltona, FL 32725

Parcel ID: 813030200020

Property Owner:

John Susco TR

1471 Edison Terrace

Deltona, FL 32725-4616

Violation:

City of Deltona Ordinance, Section 66-19 (a)(5) which states that (a) mobile recreational shelters and vehicles, other camping type vehicles excluding pickup covers when appropriately mounted on a vehicle, boats, boat trailers, utility trailers, and other trailers are permitted to be parked on any lot within the A, R1-R1AAA, R1B, RE1, RE5, RM1, RM2, the single- and two-family residential areas of RPUD, MPUD and the MH classifications provided the following conditions are met: (5) such vehicles shall not be connected to water or sewer lines or be used for residential purposes.

Corrective Action:

Cease use of the recreational vehicle for residential purposes and disconnect the vehicle from water and/or sewage.

Officer Larry Sparling

I. DEL-24-053

Property Address:

962 N. Village Drive, Deltona, FL 32725

Parcel ID: 813011300100

Property Owner:

Doris Anderson

PO Box 607684

Orlando, FL 32860

Violation:

City of Deltona Ordinance, Section 18-5, 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.

Corrective Action:

Repair or remove the fence.

Officer Nick Lopez

DEL-24-054

Property Address:

1809 Dublin Road, Deltona, FL 32738

Parcel ID: 813045260250

Property Owner:

Brian Page & Randi Michelle Aman

1809 Dublin Road

DELTONA, FL 32738

Violation:

City of Deltona Ordinance, Section 14-166 (b) A dog is deemed dangerous if according to code enforcement/sheriff records and the definition under section 14-1—Dangerous dogs, it has; aggressively bitten, attacked or endangered, or has inflicted severe injury (any physical injury that results in broken bones, multiple bites, or disfiguring lacerations requiring sutures or reconstructive surgery on any human being, or domestic animal lawfully on public or private property; If a dog is the subject of a dangerous dog investigation, the officer

shall if possible, interview the owner and require a sworn affidavit from any person, including any animal control officer or enforcement officer, desiring to have a dog classified as dangerous. Any animal that is the subject of a dangerous dog investigation, that is not impounded with an animal shelter, shall be humanely and safely confined by the owner in a securely fenced or enclosed area pending the outcome of the investigation and resolution of any hearings related to the dangerous dog classification. The address of where the animal resides will be provided to the sheriff. No dog that is the subject of a dangerous dog investigation may be relocated or ownership transferred pending the outcome of an investigation or any hearings. In the event that a dog is to be destroyed, the dog shall not be relocated, or ownership transferred.

Dangerous dog means any dog that according to the records of the appropriate authority:

(1)Has aggressively bitten, attacked, or endangered or has inflicted severe injury on a human being on public or private property;

(2)Has killed a domestic animal or, more than once, severely injured a domestic animal while off the owner's property;

(3)Has been used primarily or in part for the purpose of dog fighting or is a dog trained for dog fighting; or

(4)Has, when unprovoked, chased or approached a person upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack provided that such actions are attested to in a sworn statement by one or more persons and dutifully investigated by the appropriate authority.

Corrective Action:

Must comply with City Ordinances pertaining to dangerous dog(s).

Officer Nelson Nieves

## **11. OTHER AND REPEAT BUSINESS:**

### **A. DEL-22-241 MASSEY**

Property Address:

541 Battersea Avenue, Deltona, FL 32738

Parcel ID: 813021080060

Property Owner:

SFR JV-HD Property LLC, CO: Tricon American Homes LLC

15771 Red Hill Avenue

Tustin, CA 92780

Violation:

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

Corrective action: You must obtain a permit for the Fence. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Meade was assigned this case for a fence erected without obtaining a permit. Property owner is requesting a reduction from the amount owed of \$40,050.00 to \$ . The property representative states there was a miscommunication, and the vendor assigned to install the new fence did not pull a permit. Once this violation was brought to their attention and were made aware, work began to rectify the violation. Since this incident changes were made within the organization to prevent this from occurring in the future.

### **13. ADJOURNMENT:**

*NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).*

*Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at*

*CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.*