

Department of Community Development:

Received by: Renee Cairney

Case Number: DEL-22-088 MASSET Date: August 23, 2024

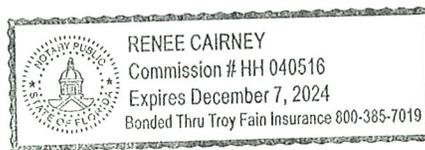
If the application is denied or if the application is automatically denied due to the failure of the violator/property owner to comply with the conditions imposed by the Special Magistrate or City Commission, the violator/property owner shall thereafter be barred from applying for a subsequent reduction or forgiveness of the Lien for a period of one year from the date of denial. During the one year period, the Lien may be satisfied and released upon full payment of the fine or penalty imposed in accordance with this chapter. All other properties owned by the violator within the City must be free from Active Code Compliance Cases.

If the application is deemed to be complete, the matter shall be scheduled for the next available Special Magistrate Hearing available and the applicant notified of the hearing date.

Notification Date: August 23, 2024

Notified Person: Renee Cairney

Initials: RC



Carlos Henriquez  
779 Tulip St. Deltona, FL. 32725  
(407)600-5596thenoise1380  
Henriquez15romeo@gmail.com

City of Deltona  
Department of Code Compliance  
2345 Providence Blvd. Deltona, FL. 32725  
(386) 878-8725  
Special Magistrate  
Volusia County

Addressed respectfully to the Special Magistrate in Volusia County. My name is Carlos A. Henriquez-Monserrate, and the purpose of this letter is twofold. I would like to introduce myself to the Special Magistrate and request a re-consideration of the fines associated with the property I acquired in February 2024 at the address 779 Tulip S. Deltona, Fl. 32725.

I am an Army veteran, a father of 3, a stepdad of 2 and a hard-working citizen. My wife Lisandra Henriquez and I have been living at 797 Tulip St. Deltona, FL. 32725 since 2020. Last year my mother and stepdad, both seniors, living on social security came to live with us. My stepdad requires 24 hours care due to a stroke and later an open-heart surgery that left him in a wheel chare, needing speech therapy, Pt and OT. My mother, also an army veteran, is my stepdad's full time care giver. When the house next door to us at address 779 Tulip St Deltona FL. 32725 got put on the market, we saw a wonderful opportunity and a blessing to be able to have my parents so close to help my mother and still supervise their health allowing them to have their independence and privacy.

The realtor representing the previous owner of the house informed us that the house had several outstanding fines, but we could formally request a reduction or forgiveness of the total owed to the special magistrate. As an effort to keep my parents close to me, we made a family decision and came up with the total amount they were asking for the house, including a personal loan, and we inherited the fines. We are hoping we the special magistrate will grant me at least a reduction of the fines. As today, property has gotten a mayor yard clean up (see pictures for current look), currently maintaining the property within compliance to complement the surrounding houses and the neighborhood in general.

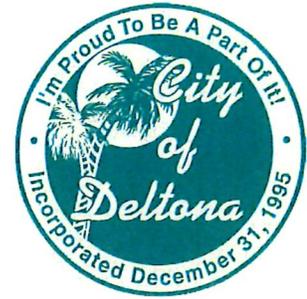
As I mentioned before, I come from a military family, and we believe in law and order, and we want to do what is right. I would love a safe, clean, and healthy environment for my parents. Any reduction in the fines associated with this property will be a significant help as we do not anticipate my stepdad's health to get much better. Attached, you will find some of the pictures from before and after some improvements.

Thank you in advance for hearing my case. I remain hopeful knowing that with the history of this house, the ongoing changes and we as new owners will benefit the community.

Thank you,  
Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a final flourish.

Carlos A. Henriquez-Monserrate



City of Deltona  
Department of Community Development  
2345 Providence Blvd.  
Deltona, Florida 32725  
386-878-8703

Date: 6-1-2024

Recipient Requesting Hearing

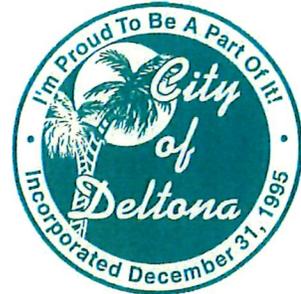
Name: Carlos A. Henriquez-Monserrate  
Address: 797 Tulips St  
City, State: Deltona, FL 32725  
Phone Number: (407) 600-5596

TO: Hearing Clerk

I (print) Carlos A. Henriquez-Monserrate hereby formally request to schedule a Hearing before the Special Magistrate to request a reduction in fine or lien on the property located at

779 Tulip St Deltona, FL 32725

1. The Violation DEL-22-088 6-21-2022 for blight around property
2. The total amount of the fine/lien/judgment \$37,000.00 \$250/day x 148 days
3. The date upon which the violator/property owner brought the property into compliance with the City Code and a copy of the Affidavit of Compliance to be included with this request. 10/30/2022
4. The reason the violation was not in compliance by the date given by the Special Magistrate or prior to the lien being recorded,  
Unfortunately, I have inherited this fine with the purchase of this property, which I did with the intentions of bringing my mom and stepdad to take better care of them. It is unknown to me why this fine was not addressed in a timely matter.



- 5. Include the factual basis and/or extenuating circumstances upon which the violator/property owner believes the application for reduction of the lien should be granted and if the property is still in Compliance. Current Permit number if applicable to this case. Pictures and documents should be attached that will be used as back-up/proof of Compliance.

Since 2020 when I purchased my house next door to the house aforementioned, I have wished one day I could buy this house and bring my mom and step dad which is a stroke and open heart surgery patient that needs a 24 hours care. This will help greatly even to be able to continue working in the property and care for my mom & stepdad.

- 6. The application shall be executed in the presence of a Public Notary.
- 7. Upon Completion of this form, please return all copies to the Office indicated below:

City of Deltona, ATTN: Code Compliance Department, Hearing Clerk

- 8. Any person who requests a Hearing, shall include this form with payment in the amount of \$100.00, made payable to the City of Deltona. This fee is **non-refundable or negotiable**, without regard for the final disposition of the Application for Reduction or Release of Lien/Fine/Judgement. Only the owner of the property will be heard by the Special Magistrate or Commission.

STATE OF FLORIDA

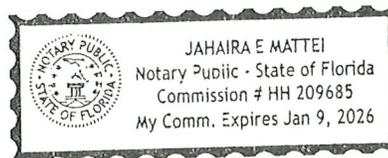
COUNTY OF VOLUSIA

SUBSCRIBED AND SWORN TO

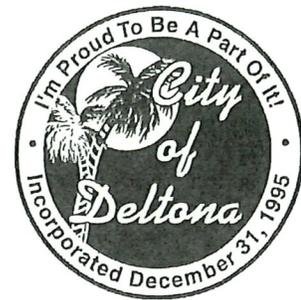
Before Me;

On 7/5/2024 by (print) Carlos A. Henrquez <sup>Monserate</sup>, who is known to me or provides DL/ID H 562-10184-260-0.

Notary Public Jahaira E. Mattei Seal



Signature of requester [Handwritten Signature]



Department of Community Development:

Received by: Renee Cairney

Case Number: DEL-22-088 MASSET Date: August 23, 2024

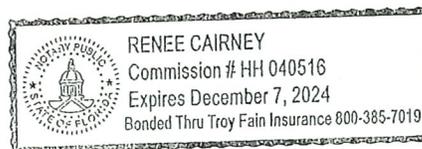
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Notification Date: August 23, 2024

Notified Person: Renee Cairney

Initials: RC



**Special Magistrate Code Enforcement Hearing  
IN AND FOR THE CITY OF DELTONA,  
VOLUSIA COUNTY, FLORIDA  
Case No. DEL-22-088**

**City of Deltona, a**  
Florida Municipal Corporation  
2345 Providence Blvd.  
Deltona, Florida 32725

**Petitioner.**

Vs  
**Elizabeth A Mars**  
**430 Madison Ave.**  
**Cape Canaveral, FL 32920**

Property address: **779 Tulip St.**  
**Deltona, FL 32725**

**Respondent.**

\_\_\_\_\_ /

**ORDER FINDING VIOLATION AND REQUIRING COMPLIANCE**

**THIS CAUSE** came on for public hearing before the Special Magistrate, on April 27, 2022 after due notice to Respondent. The Respondent was not present to testify. The Special Magistrate heard testimony under oath, received evidence (from Officer Kristen Coulter), issued Conclusions of Law and thereupon issued his oral Order at the April 27, 2022 Code Hearing, which is hereby reduced to writing and furnished to Respondent. Respondent is to take certain action by a time certain, as specifically set forth herein, that will bring the Respondent into compliance with the Ordinances of the City of Deltona Ordinance, Section 37-10, Public nuisance, which states 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.

It is thereupon ORDERED that Respondent remained in violation of City Code at the time of the hearing and that Respondent correct the violation no more than 48 hours after April 27, 2022; that in the event the Respondent does not comply with this Order, a fine in the amount of \$250 will be imposed for each and every day the violation continues past the aforementioned date; that the Respondent is further ordered to contact the Code Enforcement Officer to verify compliance with the Order, on/at the property described as Parcel No.: **813003430190**, physical address described as: **779 Tulip St., Deltona, FL 32725**.

Per Section 162.11 of the Florida Statutes and Section 2-111 of the City of Deltona Ordinance, an aggrieved party, including the City, may appeal a final

administrative order of the Special Magistrate in Circuit Court. An appeal shall be filed with the Circuit Court within 30 days of the execution of the order to be appealed.

*Wm*

By: William E. Reischmann, Jr., Special Magistrate

WITNESS my hand and official seal this 11 day of May, 2022.

*[Handwritten Signature]*

Seal

Notary Public, Miron San Miguel  
My Commission Expires: January 3, 2026



I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER IMPOSING PENALTY/LIEN has been furnished by mail to: **Elizabeth A Mars, 430 Madison Ave., Cape Canaveral, FL 32920**, this 11 day of May, 2022.

*[Handwritten Signature]*

Recording Secretary, Miron San Miguel

**Certified**

**BEFORE THE SPECIAL MAGISTRATE  
OF THE CITY OF DELTONA, FLORIDA**

**CITY OF DELTONA**  
FLORIDA, a municipal corporation,

Petitioner,

vs.

**DEL 22 – 088 MASSEY**

**Elizabeth A. Mars**  
430 Madison Ave.  
Cape Canaveral, FL 32920

Respondent.

\_\_\_\_\_ /

**FINDINGS OF NOTICE AND NON-COMPLIANCE,  
CONCLUSIONS OF LAW, AND ORDER OF FINE**

**THIS CAUSE** was heard on May 25, 2022, before the undersigned Special Magistrate, after due and legal notice to Respondent, and the undersigned, at public hearing, having heard testimony, and being otherwise duly advised in the premises, makes the following FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The property which is the subject of this code enforcement action is described as **Parcel ID# 813003430190** with physical address **779 Tulip St., Deltona, FL 32725**.
2. The Respondent was properly and legally noticed on May 1, 2022, of this May 25, 2022 hearing, consistent with City Code and Chapter 162, Fla. Stat. The Respondent (their representative) were present to testify.
3. The testimony and evidence given to the Special Magistrate at this legally noticed hearing was that the aforesaid property did not come into compliance on or before April 29, 2022, as required by the Order Finding Violation and Requiring Compliance, entered by the Special Magistrate on May 25, 2022. Therefore, the Respondent did not timely comply with the Special Magistrate's Order, and a fine may be imposed as set forth in that Order.
4. The City's Code Compliance Officer Kristen Coulter inspected the property for compliance on May 25, 2022. The violation City of Deltona Section 37-10 continued past the deadline of the Order Imposing Penalty, and the property did not come into compliance on the date and at the time of this May 25, 2022 hearing.

**BASED ON THE FOREGOING IT IS ORDERED that:**

# Certified

1. Respondent, **Elizabeth A. Mars**, is not in compliance with the City of Deltona Ordinance, Section 37-10, Public nuisance, which states 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.

2. Notwithstanding that based on the time provided to comply in the Order of April 27, 2022, was sufficient to fully correct the violation, no fine shall be imposed by this Order. Nevertheless, the Respondent is now given 10 days from May 25, 2022 to fully comply or a fine will be imposed of \$250 per day. The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code.

3. A Certified copy of this Order may be recorded in the Public Records of Volusia County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns of all real and personal property owned by the Respondent, and the findings herein shall be binding upon the Respondent and any subsequent purchasers, successors in interest, or assigns.

This Order may be appealed to the Circuit Court within thirty (30) days of its execution.

ORDERED at City of Deltona, Florida on May 25, 2022.

Special Magistrate William E. Reischmann, Jr.

WITNESS my hand and official seal this 31 day of May 2022.

Notary Public, Miron San Miguel  
My Commission Expires: January 3, 2026

Seal



I HEREBY CERTIFY that a true and correct copy of the above and foregoing FINDINGS OF NOTICE AND NON-COMPLIANCE, CONCLUSIONS OF LAW, AND ORDER OF FINE has been furnished by mail to: **Elizabeth A. Mars, 430 Madison Ave., Cape Canaveral, FL 32920**, this 31 day of **May, 2022**

Miron San Miguel Hearing Clerk

STATE OF FLORIDA  
COUNTY OF VOLUSIA

This is to certify that the foregoing is a true and correct copy of Findings of Notice of Non-Compliance witness my hand and official Seal this 16th day of June 2022 for Elizabeth Mars City Clerk's Office, City of Deltona Florida

City Clerk's Office, City of Deltona Florida

**CODE COMPLIANCE SPECIAL MAGISTRATE  
HEARING IN AND FOR THE CITY OF DELTONA,  
VOLUSIA COUNTY, FLORIDA**

**CASE NO.: DEL – 22-088 (Massey)**

CITY OF DELTONA, a  
Florida municipal corporation,

**VS**

Elizabeth A. Mars  
Respondent

**NOTICE OF HEARING/NOTICE TO IMPOSE FINE**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

TO: Elizabeth A. Mars  
430 Madison Ave.  
Cape Canaveral FL, 32920

**YOU ARE HEREBY NOTIFIED** that you were charged with a violation of an Ordinance of the City of Deltona: Section 37-10, Public nuisance, which states 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 on your property located at **779 Tulip St., Deltona FL, 32725.**

**Corrective action:** Dispose of properly or store inside an enclosed building. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **May 25, 2022.**

A hearing concerning this violation is set before the Code Compliance Special Magistrate on **May 25, 2022 at 5:30 PM** at the **City Hall Commission Chambers, 2345 Providence Blvd., Deltona, Florida 32725**, to determine whether or not you have committed said violation and if so, to set a penalty if determined necessary.

You must be prepared to present your case at this time. You must have present, all witnesses and documents you intend to rely upon. You have the right to be present, to be represented by an attorney, and to subpoena witnesses and documents. If you fail to appear, the hearing will proceed in your absence.

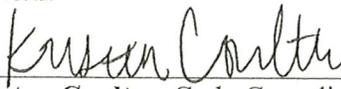
Pursuant to FS 162.06, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code enforcement officer, the case may be presented to the Code Compliance Special Magistrate even if the violation has been corrected prior to the Hearing, per City Ordinance, Section 2-52, which gives the authority to impose fines and/or penalties.

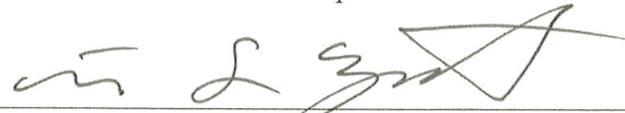
If you wish to have any witnesses subpoenaed or have any other questions please contact the Hearing Clerk immediately at 386-878-8703.

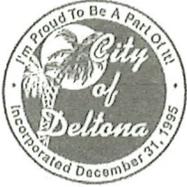
Persons are advised that if they decide to appeal any decision made at this hearing, they will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per Chapter 80-150, Laws of Florida. The City of Deltona does not provide this verbatim record.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk Department ADA Coordinator 48 hours in advance of the meeting at 386-878-8100.

**DATED** this 1st of May, 2022

  
\_\_\_\_\_  
**Kristen Coulter:** Code Compliance Officer

  
\_\_\_\_\_  
**Miron San Miguel:** Special Magistrate Hearing Clerk



**CITY OF DELTONA**  
 2345 PROVIDENCE BLVD.  
 DELTONA, FL 32725  
 (386)878-8700  
 FAX: (386)789-7237

<b>VIOLATION NOTICE</b>	Case Number: <b>BLD22-0406</b>
	Case Type: <b>BUILDING</b>
	Date Case Established: <b>03/30/2022</b>
	Compliance Deadline: <b>04/08/2022</b>

**OWNER:** ELIZABETH A TR MARS

**Mailing Address**

ELIZABETH A TR MARS  
 430 MADISON AVE  
 CAPE CANAVERAL, FL 32920

**Notice of Violation for the following location:**

Address	Parcel
779 TULIP ST DELTONA, FL 32725	813003430190

Pursuant to FS 162.06, if the violation is corrected and then recurs, or if the violation is not corrected by the date specified herein, a citation may be issued or the case may be presented to the City Code Enforcement Special Magistrate, who has the authority to fine up to \$250.00 per day for each violation of an Ordinance. Please contact the Code Compliance Officer for additional information or assistance.

<b>Violation:</b> SEC. 37-10 - HOUSING CODE BLIGHT - Violation: City of Deltona Ordinance, Section 37-10, Public nuisance, which states 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.
<b>Corrective Action:</b> Dispose of properly or store inside an enclosed building.
<b>Compliance Date:</b> 04/08/2022

A follow-up inspection will be conducted. Continued violations will result in a citation being issued or a Public Hearing before the Special Magistrate. The Special Magistrate has the authority to fine up to \$250.00 per day for each violation of an Ordinance of the City of Deltona. Please contact the Enforcement Services Officer for additional information or assistance.

**THIS NOTICE OF VIOLATION REQUIRES YOUR IMMEDIATE ATTENTION.**

We need your help to make the city a safer place by correcting the health/safety concern.

Sincerely,

Kristen Coulter



Volusia County Property Appraiser  
123 W. Indiana Ave., Rm. 102  
DeLand, FL. 32720  
Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

**AltKey: 2601949**  
**MARS ELIZABETH A TR**

**Parcel ID: 813003430190**  
**779 TULIP ST, DELTONA, FL**

### Parcel Summary

Alternate Key:	2601949
Parcel ID:	813003430190
Township-Range-Section:	18 - 31 - 30
Subdivision-Block-Lot:	03 - 43 - 0190
Owner(s):	MARS ELIZABETH A TR - TR - Trust - 100
Mailing Address On File:	430 MADISON AVE CAPE CANAVERAL FL 32920
Physical Address:	779 TULIP ST, DELTONA 32725
Property Use:	0100 - SINGLE FAMILY
Tax District:	016-DELTONA
2020 Certified Millage Rate:	21.6088
Neighborhood:	5662
Business Name:	
Subdivision Name:	
Homestead Property:	No

**CODE COMPLIANCE SPECIAL MAGISTRATE  
HEARING IN AND FOR THE CITY OF DELTONA,  
VOLUSIA COUNTY, FLORIDA**

**CASE NO.: DEL- 22-88, Repeat Offender**

CITY OF DELTONA, a  
Florida municipal corporation,

VS

Elizabeth A. Mars  
Respondent

**NOTICE OF HEARING/NOTICE TO IMPOSE FINE**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

TO: Elizabeth A. Mars  
430 Madison Ave.  
Cape Canaveral FL, 32920

**YOU ARE HEREBY NOTIFIED** that you were charged with a violation of an Ordinance of the City of Deltona, Section 37-10, Public nuisance, which states 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; on your property located at 779 Tulip St., Deltona FL, 32725.

Corrective action: Dispose of properly or store inside an enclosed building. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **April 27<sup>th</sup>, 2022**.

A hearing concerning this violation is set before the Code Compliance Special Magistrate on **April 27, 2022 at 5:30 p.m.**, at the **City Hall Commission Chambers, 2345 Providence Blvd., Deltona, Florida**, to determine whether or not you have committed said violation and if so to set a penalty if determined necessary.

You must be prepared to present your case at this time. You must have present, all witnesses and documents you intend to rely upon. You have the right to be present, to be represented by an attorney, and to subpoena witnesses and documents. If you fail to appear, the hearing will proceed in your absence.

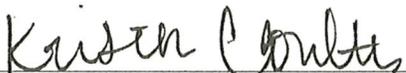
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If you wish to have any witnesses subpoenaed or have any other questions please contact the Hearing Clerk immediately at 386-878-8703.

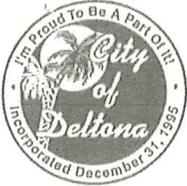
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Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk Department ADA Coordinator 48 hours in advance of the meeting at 386-878-8100.

**DATED** this March 28, 2022

  
\_\_\_\_\_  
**Kristen Coulter** Code Compliance Officer

  
\_\_\_\_\_  
**Miron San Miguel** Code Compliance Hearing Clerk



**CITY OF DELTONA**  
2345 PROVIDENCE BLVD.  
DELTONA, FL 32725  
(386)878-8700  
FAX: (386)789-7237

<b>VIOLATION NOTICE</b>	Case Number: <b>BLD22-0406</b>
	Case Type: <b>BUILDING</b>
	Date Case Established: <b>03/30/2022</b>
	Compliance Deadline: <b>04/08/2022</b>

**OWNER: ELIZABETH A TR MARS**

**Mailing Address**

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<b>Corrective Action:</b> Dispose of properly or store inside an enclosed building.
<b>Compliance Date:</b> 04/08/2022

A follow-up inspection will be conducted. Continued violations will result in a citation being issued or a Public Hearing before the Special Magistrate. The Special Magistrate has the authority to fine up to \$250.00 per day for each violation of an Ordinance of the City of Deltona. Please contact the Enforcement Services Officer for additional information or assistance.

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We need your help to make the city a safer place by correcting the health/safety concern.

Sincerely,

Kristen Coulter



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**AltKey: 2601949**  
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**779 TULIP ST, DELTONA, FL**

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Tax District:	016-DELTONA
2020 Certified Millage Rate:	21.6088
Neighborhood:	5662
Business Name:	
Subdivision Name:	
Homestead Property:	No

**SPECIAL MAGISTRATE of  
CITY of DELTONA, VOLUSIA COUNTY, FLORIDA**

Case No# DEL 22-088, **Repeat Offender**

City of Deltona,  
A Florida Municipal Corporation

Vs.

Elizabeth A. Mars  
Respondent

EXHIBITS

- Exhibit A     Copy of case report
- Exhibit B     Photo of the violation
- Exhibit C     Notice of Violation
- Exhibit D     Notice of Special Magistrate Hearing
- Exhibit E     Photograph of posting
- Exhibit F     Property Appraisers Record
- Exhibit G     Certified mail receipt for Notice of Violation & Notice of Hearing,  
returned to sender unclaimed

## CODE CASE DETAILED REPORT BLD22-0406 FOR CITY OF DELTONA

Case Type: BUILDING	Project:	Opened Date: 03/30/2022
Status: ESCALATED	District: DELTONA	Closed Date: NOT CLOSED
Assigned To: Kristen Coulter	Description: DEL-22-088; blight	

Parcel: 813003430190	Main	Address: 779 Tulip St	Main
		Deltona, FL 32725	

**OWNER**

Elizabeth A Tr Mars  
430 Madison Ave  
Cape Canaveral, FL 32920



Note	Created By	Date and Time Created
1. Continuation of LTM22-0097.	Kristen Coulter	3/30/2022 10:01 am
2. DEL-22-088 CERTIFIED MAIL 70212720000293558588	Charleen Smith	3/30/2022 12:44 pm
3. Posted NOV for blight and NOH.	Kristen Coulter	4/6/2022 9:04 am
4. 03/30/2022 1:11 PM New case opened up under BLD22-0406 for violation of blight.	Kristen Coulter	4/18/2022 7:52 am
5. 03/30/2022 9:25 AM Preparing timeline of photos for special magistrate, dating back to 2008.	Kristen Coulter	4/18/2022 7:52 am
6. 02/07/2022 4:31 PM Left door hanger	Kristen Coulter	4/18/2022 7:52 am
7. 03/28/2022 10:03 AM Preparing case for special magistrate.	Kristen Coulter	4/18/2022 7:52 am
8. 02/14/2022 11:17 AM Posted NOV for outdoor storage, referred to admin for mailing	Kristen Coulter	4/18/2022 7:52 am
9. 03/08/2022 2:50 PM More furniture and boxes have filled the entire carport area again. Made contact with multiple residents and home owner at time of posting for other violations. Let them know that there are multiple violations that I am letting them know about including the gutters, the exterior walls, roof, outdoor storage, and sheds in the back yard. Initially posted the NOV for the exterior walls and gutter, after seeing the rear of the house from Trumbull, went back to post NOV for sheds in disrepair and roof in disrepair. Homeowner and other residents were at the house, they stated that the house is being sold so it's not their problem anymore. Let them know I just have to post the papers and inform them of the violations today. Posted notices on front door, one resident ripped them off door and went inside. Posted the NOV for the exterior walls and gutter, after seeing the rear of the house from Trumbull, went back to post NOV for sheds in disrepair and roof in disrepair. Homeowner and other residents were at the house, they stated that the house is being sold so it's not their problem anymore. Let them know I just have to post the papers and inform them of the violations today. Posted notices on front door, one resident ripped them off door and went inside.	Kristen Coulter	4/18/2022 7:52 am
10. 03/27/2022 6:15 PM Property still in violation.	Kristen Coulter	4/18/2022 7:52 am
11. 03/20/2022 10:53 AM Boxes and furniture still remain under carport, filling back up again.	Kristen Coulter	4/18/2022 7:52 am
12. 03/29/2022 4:56 PM All violations remain, will proceed with posting notice of hearing for all open cases.	Kristen Coulter	4/18/2022 7:52 am
13. 02/28/2022 10:28 AM Furniture and boxes remain under the carport, though not as much as before.	Kristen Coulter	4/18/2022 7:52 am

## CODE CASE DETAILED REPORT (BLD22-0406)

Violation Code: SEC. 37-10 - HOUSING CODE BLIGHT      Violation Status: IN VIOLATION

Citation Issue Date: 03/30/2022

Code Description: Violation: City of Deltona Ordinance, Section 37-10, Public nuisance, which states 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.

Compliance Date: 04/08/2022

Resolved Date:

Corrective Action: Dispose of properly or store inside an enclosed building.

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-014748-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	30/03/2022 10:18 am
ICODE-016174-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	06/04/2022 9:05 am
ICODE-016175-2022	BUILDING CODE ENFORCEMENT	SCHEDULED	18/04/2022 9:05 am
ICODE-018277-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	07/02/2022 7:57 am
ICODE-018278-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	14/02/2022 7:58 am
ICODE-018279-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	28/02/2022 8:00 am
ICODE-018280-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	08/03/2022 8:01 am
ICODE-018281-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	27/03/2022 8:03 am
ICODE-018282-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	29/03/2022 8:04 am
ICODE-018283-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	28/03/2022 8:03 am
ICODE-018284-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	20/03/2022 8:02 am

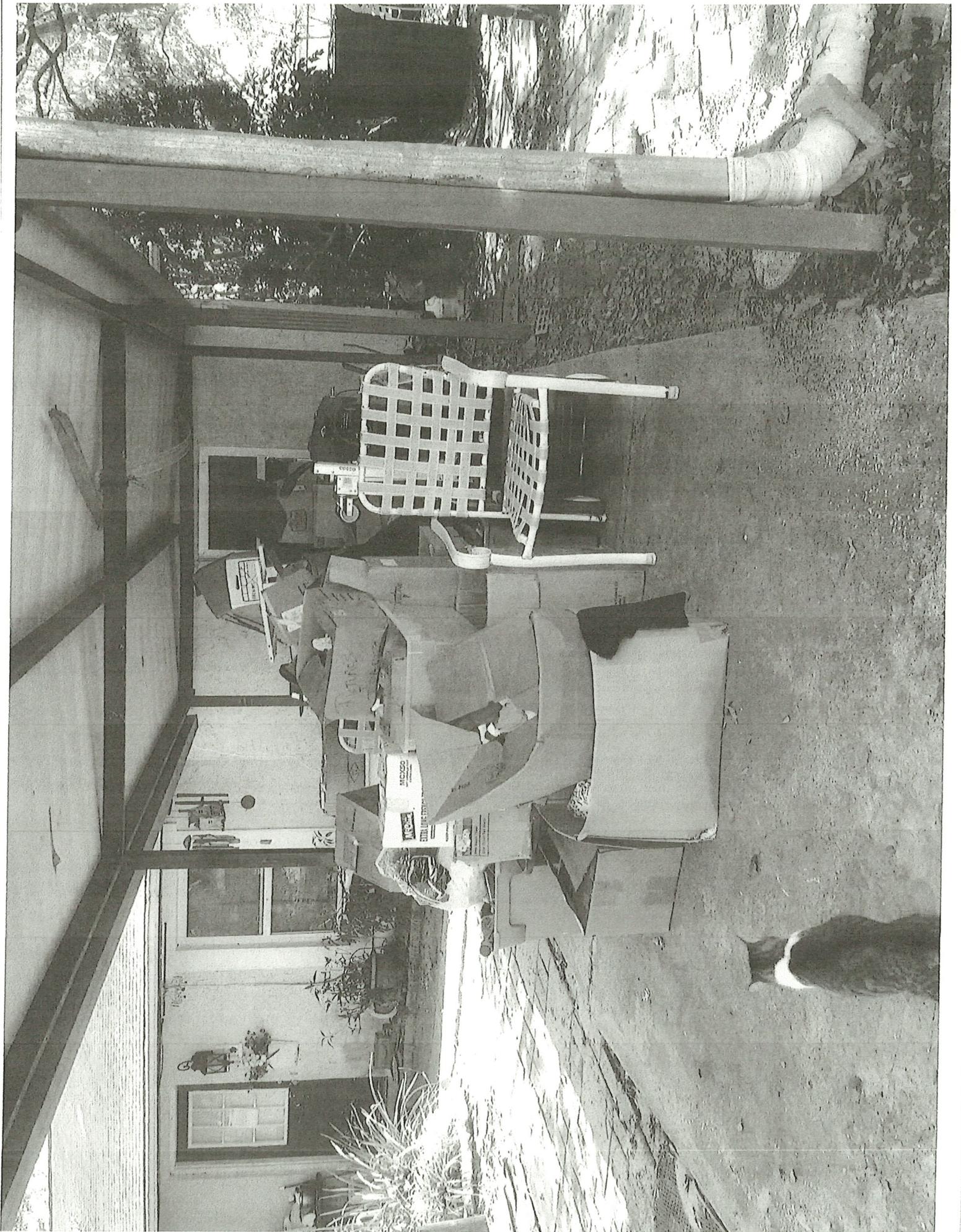
02-07-2023 04:30 PM

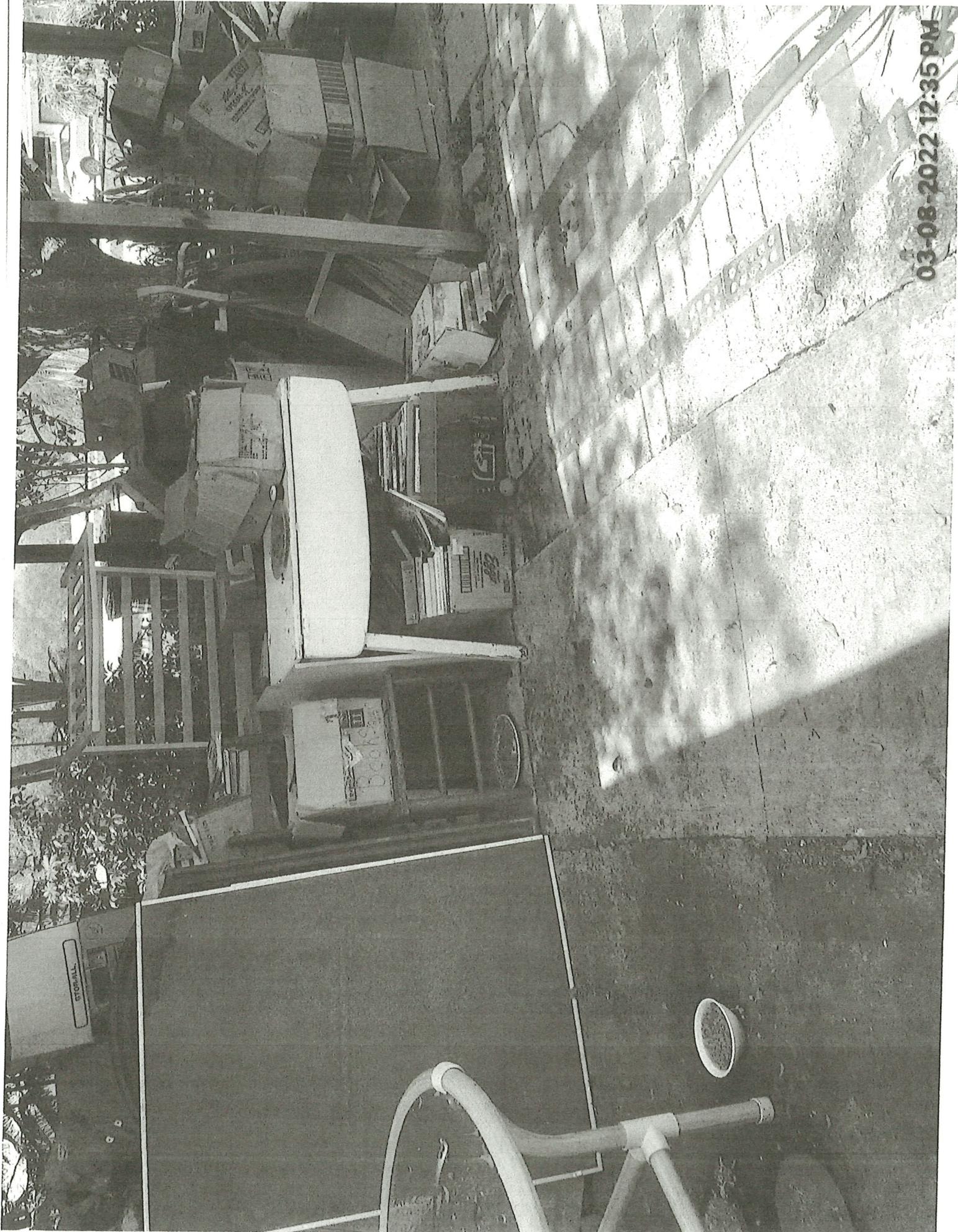
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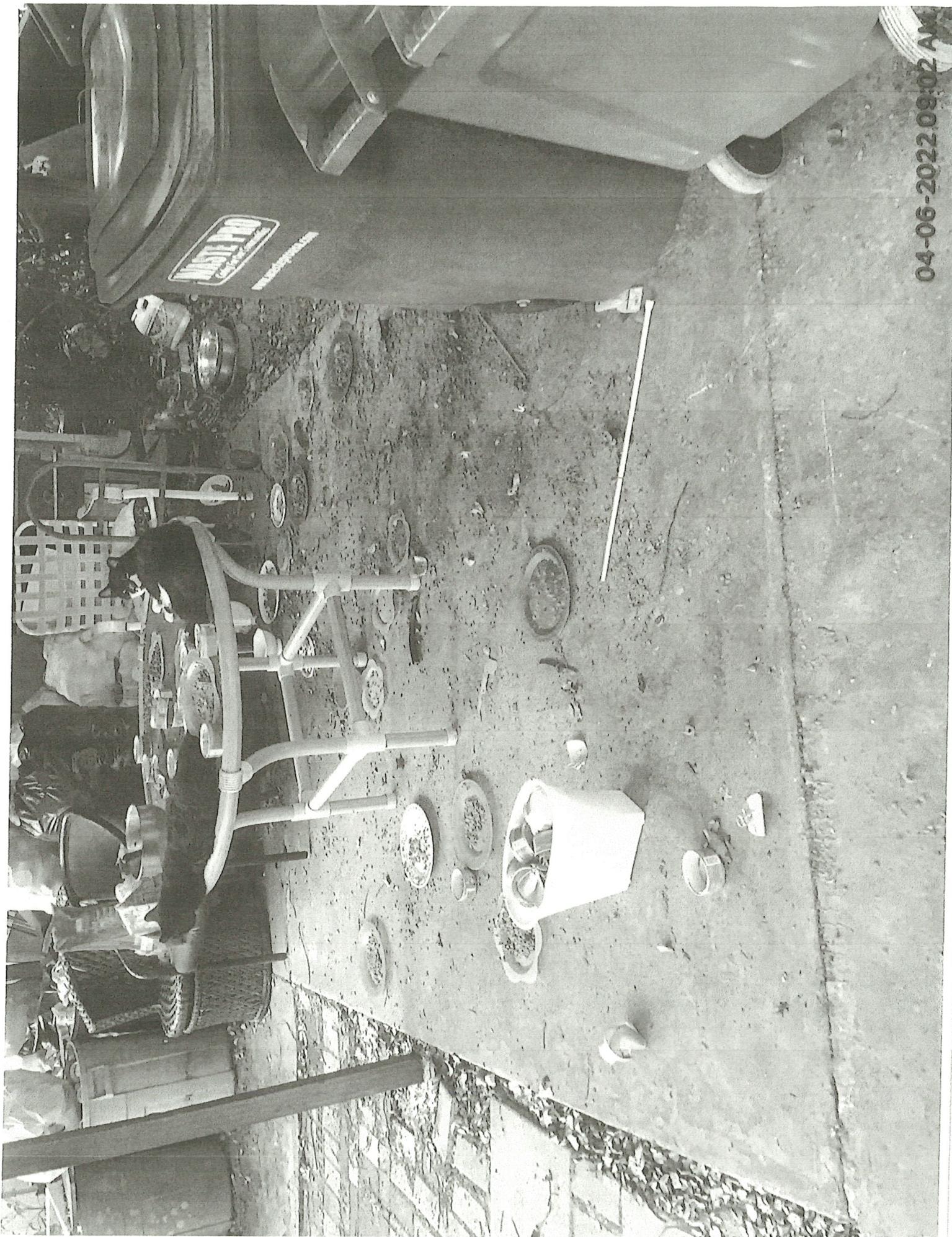
03-08-2022 12:35 PM



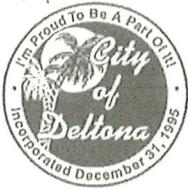
04-06-2022 09:01 AM



04-06-2022 09:01 AM



04-06-2022 09:02 AM



**CITY OF DELTONA**  
 2345 PROVIDENCE BLVD.  
 DELTONA, FL 32725  
 (386)878-8700  
 FAX: (386)789-7237

<b>VIOLATION NOTICE</b>	Case Number: <b>BLD22-0406</b>
	Case Type: <b>BUILDING</b>
	Date Case Established: <b>03/30/2022</b>
	Compliance Deadline: <b>04/08/2022</b>

**OWNER: ELIZABETH A TR MARS**

**Mailing Address**

ELIZABETH A TR MARS 430 MADISON AVE CAPE CANAVERAL, FL 32920
--

**Notice of Violation for the following location:**

Address	Parcel
779 TULIP ST DELTONA, FL 32725	813003430190

Pursuant to FS 162.06, if the violation is corrected and then recurs, or if the violation is not corrected by the date specified herein, a citation may be issued or the case may be presented to the City Code Enforcement Special Magistrate, who has the authority to fine up to \$250.00 per day for each violation of an Ordinance. Please contact the Code Compliance Officer for additional information or assistance.

<b>Violation:</b> SEC. 37-10 - HOUSING CODE BLIGHT - Violation: City of Deltona Ordinance, Section 37-10, Public nuisance, which states 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.
<b>Corrective Action:</b> Dispose of properly or store inside an enclosed building.
<b>Compliance Date:</b> 04/08/2022

A follow-up inspection will be conducted. Continued violations will result in a citation being issued or a Public Hearing before the Special Magistrate. The Special Magistrate has the authority to fine up to \$250.00 per day for each violation of an Ordinance of the City of Deltona. Please contact the Enforcement Services Officer for additional information or assistance.

**THIS NOTICE OF VIOLATION REQUIRES YOUR IMMEDIATE ATTENTION.**

We need your help to make the city a safer place by correcting the health/safety concern.

Sincerely,

*Kristen Coulter*

Kristen Coulter



**CODE COMPLIANCE SPECIAL MAGISTRATE  
HEARING IN AND FOR THE CITY OF DELTONA,  
VOLUSIA COUNTY, FLORIDA**

**CASE NO.: DEL- 22-88, Repeat Offender**

CITY OF DELTONA, a  
Florida municipal corporation,

VS

Elizabeth A. Mars  
Respondent

**NOTICE OF HEARING/NOTICE TO IMPOSE FINE**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

TO: Elizabeth A. Mars  
430 Madison Ave.  
Cape Canaveral FL, 32920

**YOU ARE HEREBY NOTIFIED** that you were charged with a violation of an Ordinance of the City of Deltona, Section 37-10, Public nuisance, which states 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; on your property located at 779 Tulip St., Deltona FL, 32725.

Corrective action: Dispose of properly or store inside an enclosed building. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **April 27<sup>th</sup>, 2022**.

A hearing concerning this violation is set before the Code Compliance Special Magistrate on **April 27, 2022 at 5:30 p.m.**, at the **City Hall Commission Chambers, 2345 Providence Blvd., Deltona, Florida**, to determine whether or not you have committed said violation and if so to set a penalty if determined necessary.

You must be prepared to present your case at this time. You must have present, all witnesses and documents you intend to rely upon. You have the right to be present, to be represented by an attorney, and to subpoena witnesses and documents. If you fail to appear, the hearing will proceed in your absence.

Pursuant to FS 162.06, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code enforcement officer, the case may be presented to the Code Compliance Special Magistrate even if the violation has been corrected prior to the Hearing, per City Ordinance, Section 2-52, which gives the authority to impose fines and/or penalties.

If you wish to have any witnesses subpoenaed or have any other questions please contact the Hearing Clerk immediately at 386-878-8703.

Persons are advised that if they decide to appeal any decision made at this hearing, they will need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based, per Chapter 80-150, Laws of Florida. The City of Deltona does not provide this verbatim record.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk Department ADA Coordinator 48 hours in advance of the meeting at 386-878-8100.

**DATED** this March 28, 2022



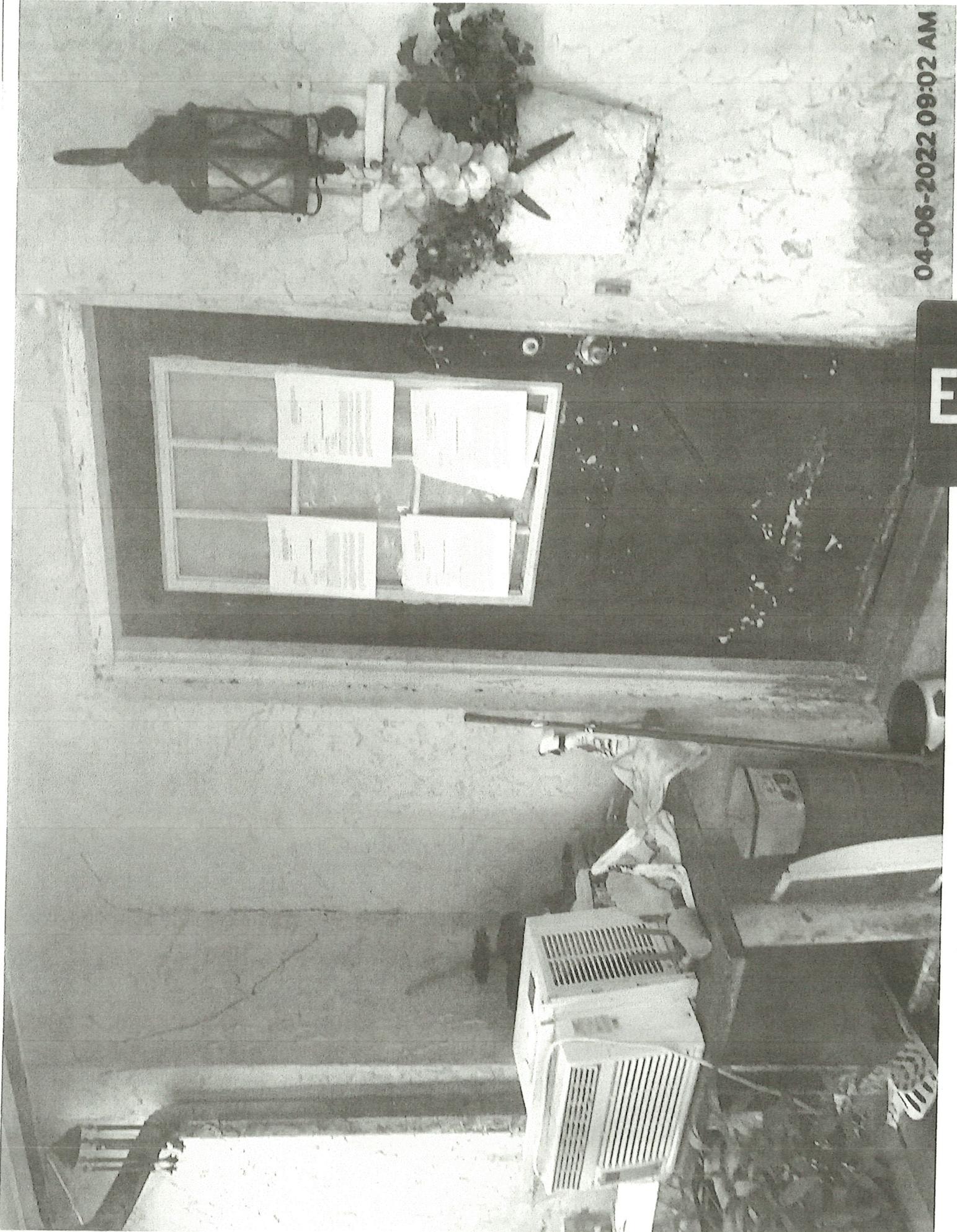
\_\_\_\_\_  
**Kristen Coulter** Code Compliance Officer



\_\_\_\_\_  
**Miron San Miguel** Code Compliance Hearing Clerk

04-06-2022 09:02 AM

F





Volusia County Property Appraiser  
123 W. Indiana Ave., Rm. 102  
DeLand, FL. 32720  
Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

**AltKey: 2601949**  
**MARS ELIZABETH A TR**

**Parcel ID: 813003430190**  
**779 TULIP ST, DELTONA, FL**

### Parcel Summary

Alternate Key:	2601949
Parcel ID:	813003430190
Township-Range-Section:	18 - 31 - 30
Subdivision-Block-Lot:	03 - 43 - 0190
Owner(s):	MARS ELIZABETH A TR - TR - Trust - 100
Mailing Address On File:	430 MADISON AVE CAPE CANAVERAL FL 32920
Physical Address:	779 TULIP ST, DELTONA 32725
Property Use:	0100 - SINGLE FAMILY
Tax District:	016-DELTONA
2020 Certified Millage Rate:	21.6088
Neighborhood:	5662
Business Name:	
Subdivision Name:	
Homestead Property:	No

F

# USPS Tracking®

[FAQs >](#)

[Track Another Package +](#)

**Tracking Number:** 70212720000293558588

[Remove X](#)



Your item has been delivered to the original sender at 10:55 am on April 8, 2022 in DELTONA, FL 32725.

**USPS Tracking Plus® Available** [v](#)

 **Delivered, To Original Sender**

April 8, 2022 at 10:55 am  
DELTONA, FL 32725

[Feedback](#)

**Get Updates** [v](#)

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**Text & Email Updates** [v](#)

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**Tracking History** [v](#)

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**USPS Tracking Plus®** [v](#)

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**Product Information** [v](#)

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**See Less** [^](#)

SPECIAL MAGISTRATE CODE  
COMPLIANCE HEARING IN AND  
FOR THE CITY OF DELTONA,  
VOLUSIA COUNTY, FLORIDA

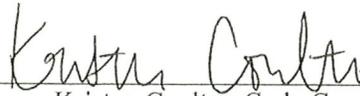
CASE NO. DEL-22-088

CITY OF DELTONA, a  
Florida Municipal Corporation,  
Vs.  
Elizabeth A. Mars TR  
430 Madison Ave.  
Cape Canaveral, Florida 32920

***AFFIDAVIT OF COMPLIANCE***

Before me personally appeared Kristen Coulter, who being well known by me to be a Code Compliance Officer with the City of Deltona, Florida deposes and says:

1. That on 10/30/2022, I inspected the property at **779 Tulip St.** and found that the property is now in compliance.
2. That the violator has come into compliance with the Codes and Ordinances of the City of Deltona, Florida as required by the Special Magistrate's Order of **May 25, 2022**. This cause came on for Public Hearing before the Special Magistrate on 4/27/22 and 5/25/22, after due notice to Respondent(s).
3. A LIEN of \$250 a day for a total of 148 days accrued a fine of \$37,000.
4. **THIS LIEN SHALL BE LEVIED.**



Kristen Coulter, Code Compliance

STATE OF FLORIDA  
COUNTY OF VOLUSIA

SUBSCRIBED AND SWORN TO before me  
On October 31, 2022 by Kristen Coulter, who is  
personally, known to me.



Notary Public – Miron San Miguel  
Seal





City of Deltona  
Municipal Complex  
2345 Providence Blvd.  
Deltona, Florida 32725  
www.deltonafl.gov

*(Handwritten signature: S. Mars)*



7004 2510 0002 0412 2073

Elizabeth A. Mars  
430 Madison Ave.  
Cape Canaveral, FL 32920  
DEL 22-088



US POSTAGE  
ZIP 32725  
02 7H  
0006014856  
\$ 007.330  
MAY 13 2022

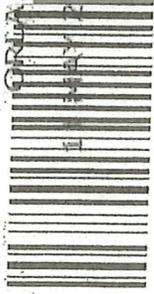
NIXIE 339 FE 1 0005/15/22  
RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD  
BC: 32725180645 \*0274-08662-13-40

923202324856



City of Deltona  
Municipal Complex  
2345 Providence Blvd.  
Deltona, Florida 32725  
www.deltonafl.gov

*(Handwritten signature: S. Mars)*



7004 2510 0002 0412 2073

ELIZABETH A. MARS  
430 MADISON AVE.  
CAPE CANAVERAL, FL 32920  
DEL-22-088

NIXIE  
RE NOT DELI  
BC: 3272518

923202324856

CERTIFIED MAIL™

7004 2510 0002 0412 2073

U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT  
(Domestic Mail Only; No Insurance Coverage Provided)  
For delivery information visit our website at www.usps.com  
**OFFICIAL USE**

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee		
Elizabeth A. Mars 430 Madison Ave. Cape Canaveral, FL 32920 DEL 22-088		

PS Form 3800, June 2002 See Reverse for Instructions

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

ELIZABETH A. MARS  
 430 MADISON AVE.  
 CAPE CANAVERAL, FL 32920  
 DEL 22-088 MASSEY



9590 9402 7147 1251 0126 41

2. Article Number (Transfer from service label)

7004 2510 0002 0412 1047

Mail  
Mail Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

Elizabeth A. Mars  
 430 Madison Ave.  
 Cape Canaveral, FL 32920  
 DEL 22-088



9590 9402 7147 1251 0130 37

2. Article Number (Transfer from service label)

7004 2510 0002 0412 2073

Mail  
Mail Restricted Delivery  
(over \$500)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

- Yes
- No

If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

- Yes
- No

If YES, enter delivery address below:

3. Service Type
- Adult Signature
  - Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

Mail  
Mail Restricted Delivery  
(over \$500)



City of Deltona  
Municipal Complex  
2345 Providence Blvd.  
Deltona, Florida 32725  
www.deltonafl.gov

APR 08 2022

*split*

ELIZABETH A. MARS  
430 MADISON AVE  
CAPE CANAVERAL, F  
DEL-22-088



2000 022 2720 T202

Postmark  
Here

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$

**OFFICIAL USE**

For delivery information, visit our website at [www.usps.com](http://www.usps.com)

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

UNABLE TO FORWARD

BC: 32725180645 \*0374-07083-31-44

32725180645

NIXIE NOT

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7530 02 000 9047

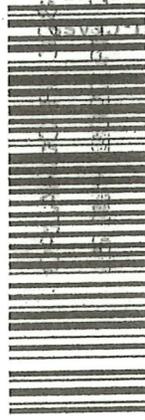
**CERTIFIED MAIL**

City of Deltona  
Municipal Complex  
2345 Providence Blvd.  
Deltona, Florida 32725  
www.deltonafl.gov



JUN 11 2022

Elizabeth A. Mars  
430 Madison Ave  
Cape Canaveral, F  
DEL-22-088 MA



7020 2450 0000 5387 8999



US POSTAGE (M) PITNEY BOWES  
ZIP 32725 \$ 007.330  
02 7H  
0006014856 JUN 15 2022

*split*  
*6/19*

NIXIE

359 FE 1 0006/19/22

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

32725180645  
UTF

BC: 32725180645 \*0274-07524-15-42

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

1. ELIZABETH A. MARS  
 430 MADISON AVE  
 CAPE CANAVERAL, FL 32920  
 DEL-22-088



2. Article Number (Transfer from service label)  
 7021 2720 0002 9355 8588

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 if YES, enter delivery address below:  No

3. Service Type
- Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery (00)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece,

1. Elizabeth A. Mars  
 30 Madison Ave  
 Cape Canaveral, FL 32920  
 DEL-22-088 MASSEY



2. Article Number (Transfer from service label)  
 7020 2450 0000 5387 8999

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature  Agent  
 Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1?  Yes  
 if YES, enter delivery address below:  No

3. Service Type
- Adult Signature Restricted Delivery
  - Certified Mail®
  - Certified Mail Restricted Delivery
  - Collect on Delivery
  - Collect on Delivery Restricted Delivery
  - Mail Restricted Delivery (00)
  - Priority Mail Express®
  - Registered Mail™
  - Registered Mail Restricted Delivery
  - Signature Confirmation™
  - Signature Confirmation Restricted Delivery