

**SPECIAL MAGISTRATE
CODE COMPLIANCE HEARING
CITY OF DELTONA, VOLUSIA COUNTY, FLORIDA**

Case No.: DEL-22-241

City of Deltona, a
Florida Municipal Corporation

VS

SFR JV-HD PROPERTY LLC Tricon American Homes LLC
Respondent

EXHIBITS

Exhibit A	Case History
Exhibit B	Photo of Violation
Exhibit C	Notice of Violation
Exhibit D	Notice of Hearing
Exhibit E	Photo of NOH Posting
Exhibit F	Property Appraisers Record

CODE CASE DETAILED REPORT BLD22-0306 FOR CITY OF DELTONA



Case Type: BUILDING	Project:	Opened Date: 03/13/2022
Status: ESCALATED	District: DELTONA	Closed Date: NOT CLOSED
Assigned To: Todd Meade	Description: DEL22-241. DH no permit on fence	

Parcel: 813021080060	Main	Address: 541 Battersea Av Deltona, FL 32738	Main
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OWNER

Sfr Jv-Hd Property Llc Tricon
American Homes Llc
15771 Red Hill Ave, 100
Tustin, CA 92780

Note	Created By	Date and Time Created
1. No permit on file for fence	Todd Meade	3/13/2022 5:37 pm
2. Reviewed City files for any Permit on file(Energov and TrakIT). No permit on record. Made inspection to the property today to make homeowner contact. Met Renter at home. Unaware of who put fence up. Provided the home owned by Tri Con agency. I will pull the Tax record and send NOV to them asap.	Todd Meade	4/19/2022 5:55 pm
3. made contact with resident who is renting property at this time. NOV will be sent out on 4/25/22 to owner of record per Volusia COUNTY Property Appraiser. NOV will be for No PERMIT on fence.	Todd Meade	4/24/2022 10:06 am
4. Sending out NOV on No Permit for the Fence. 5/16/22 sending out Certified mailing to property owner in California.	Todd Meade	5/16/2022 8:39 am
5. CERTIFIED MAIL SENT OUT 7016-3010-0000-0546-1101.	monique anthony	5/17/2022 5:20 pm
6. received a signed receipt card back on May 27, 2022 at City Hall offices. Recorded this day to file.	Todd Meade	5/31/2022 8:24 am
7. No contact has been made with Code Officer or City Hall offices to apply for the Permit on a fence. Case has been Escalated to a Special Magistrate hearing on August 24, at 5:30 p.m.	Todd Meade	8/7/2022 4:28 pm
8. Posted August 10, 2022, the Notice of Hearing on front door of the property. No information on any Permit application on file.	Todd Meade	8/10/2022 9:50 am

Activity Type	Activity Number	Activity Name	User	Created On
COURTESY NOTICE	COURT-006528-2022		Todd Meade	03/13/2022
NOTICE OF VIOLATION LETTER SENT	NOV-007569-2022		Todd Meade	05/16/2022

Violation Code: SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT	Violation Status: IN VIOLATION	Citation Issue Date: 05/16/2022
Code Description: 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.		Compliance Date: 05/25/2022
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.		Resolved Date:

CODE CASE DETAILED REPORT (BLD22-0306)

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-011584-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	07/08/2022 4:29 pm
ICODE-011585-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	13/03/2022 5:37 pm
ICODE-023571-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	07/08/2022 4:29 pm

B



08-07-2022 04:25 PM



08-07-2022 04:25 PM



08-10-2022 09:47 AM



03-13-2022 05:39 PM



03-13-2022 05:39 PM



08-10-2022 09:46 AM

Home / Parcel Summary for 2712074

- Summary
- Tax Estimate
- Permits
- Map
- Pictometry
- Print

Alternate Key: 2712074

Parcel ID: 813021080060

Township-Range-Section: 18 - 31 - 30

Subdivision-Block-Lot: 21 - 08 - 0060

Physical Address: 541 BATTERSEA AVE, DELTONA 32738

Business Name: SFR JV-HD PROPERTY LLC - FS - Fee Simple - 100

Owner(s): CO: TRICON AMERICAN HOMES LLC

Mailing Address On File: 15771 RED HILL AVE STE 100 TUSTIN CA 92780

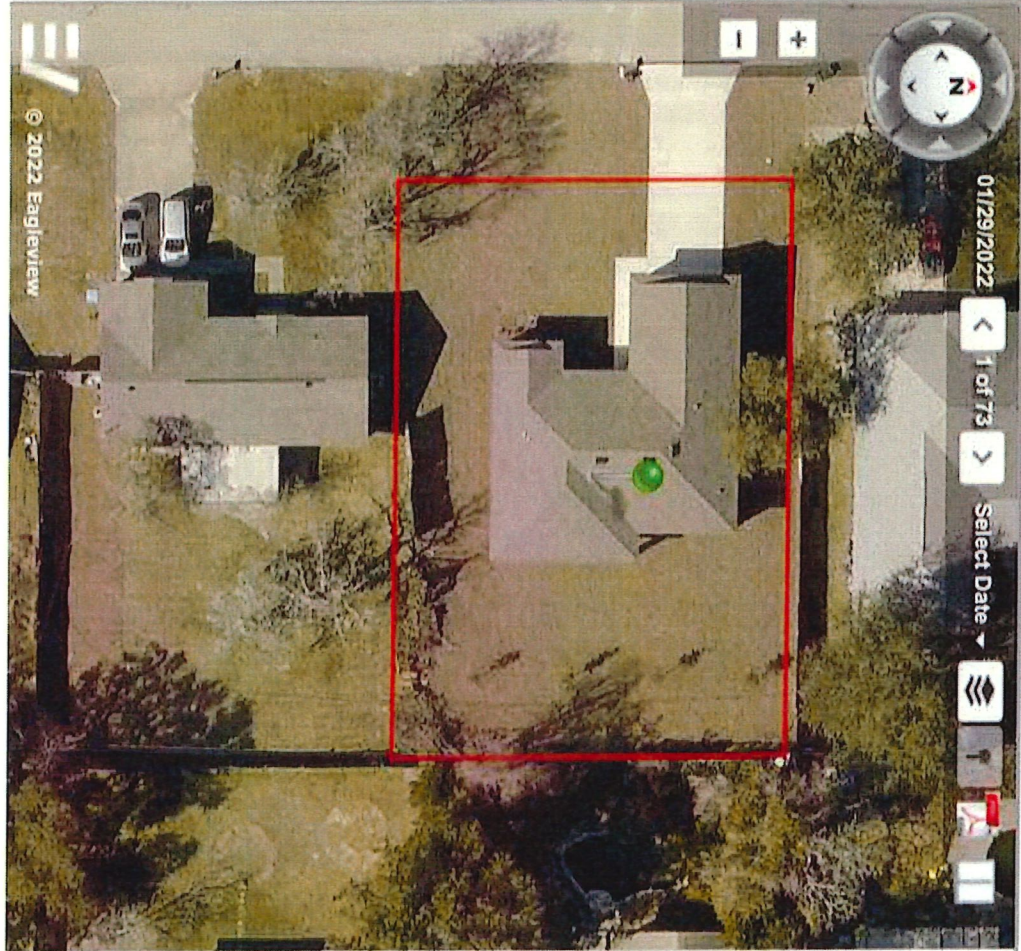
[Update Mailing Address](#)

Building Count: 1
Neighborhood: 5611 - DELTONA LAKES UNIT 21

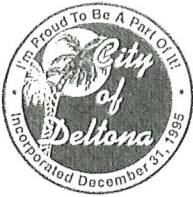
[Neighborhood Sales](#)

Subdivision Name: 0100 - SINGLE FAMILY
Property Use: 016-DELTONA

Tax District: 21.6088
2021 Final Millage



04-19-2022 06:02 PM



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

Case Number: BLD22-0306
Case Type: BUILDING
Date Case Established: 03/13/2022
Compliance Deadline: 05/25/2022



OWNER: SFR JV-HD PROPERTY LLC TRICON American Homes LLC

Mailing Address

SFR JV-HD PROPERTY LLC TRICON American Homes LLC 15771 Red Hill AVE 100 Tustin, CA 92780
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Notice of Violation for the following location:

Address	Parcel
541 BATTERSEA AV DELTONA, FL 32738	813021080060

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.

Violation: SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - 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.
Compliance Date: 05/25/2022

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,

Todd Meade

DD



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

CASE NO.: DEL – 22-241

CITY OF DELTONA, a
Florida municipal corporation,

VS

SFR JV-HD PROPERTY LLC
Respondent

NOTICE OF HEARING/NOTICE TO IMPOSE FINE

STATE OF FLORIDA
COUNTY OF VOLUSIA

TO: SFR JV-HD PROPERTY LLC Tricon American Homes LLC
15771 Red Hill Ave., Suite 100
Tustin, CA 92780

YOU ARE HEREBY NOTIFIED that you were charged with a violation of an Ordinance of the City of Deltona: 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 on your property located at **541 BATTERSEA AVE., DELTONA, FL 32738**.

Corrective action: You must obtain a permit(wood fence). You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **August 24, 2022**.

A hearing concerning this violation is set before the Code Compliance Special Magistrate on **August 24, 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 3rd of August, 2022



Todd Meade: Code Compliance Officer



Miron San Miguel: Special Magistrate Hearing Clerk

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

CASE NO.: DEL - 22-241

CITY OF DELTONA, a
Florida municipal corporation,

VS

SFR JV-HD PROPERTY LLC
Respondent

NOTICE OF HEARING/NOTICE TO IMPOSE FINE

STATE OF FLORIDA
COUNTY OF VOLUSIA

TO: SFR JV-HD PROPERTY LLC/Treson American Homes LLC
15771 Red Hill Ave., Suite 100
Tusula, CA 92780

YOU ARE HEREBY NOTIFIED that you were charged with a violation of an Ordinance of the City of Deltona: 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 on your property located at 541 BATHURSEA AVE., DELTONA, FL 32728.

Corrective action: You must obtain a permit (wood fence). You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of August 24, 2022.

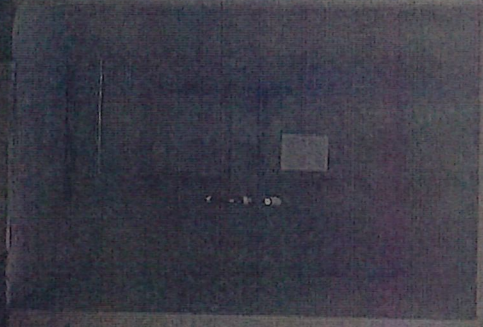
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You must be prepared to present your case at this time. You must have present, all witnesses and documents you intend to rely upon. You have the right to be present, to be represented by an attorney, and to subpoena witnesses and documents. If you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

08-10-2022 09:47 AM

E

541



08-10-2022 09:47 AM



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: vcpa.vcgov.org

AltKey: 2712074

Parcel ID: 813021080060

SFR JV-HD PROPERTY LLC

541 BATTERSEA AVE, DELTONA, FL

Parcel Summary

Alternate Key:	2712074
Parcel ID:	813021080060
Township-Range-Section:	18 - 31 - 30
Subdivision-Block-Lot:	21 - 08 - 0060
Owner(s):	SFR JV-HD PROPERTY LLC - FS - Fee Simple - 100%
Mailing Address On File:	TRICON AMERICAN HOMES LLC 15771 RED HILL AVE STE 100 TUSTIN CA 92780
Physical Address:	541 BATTERSEA AVE, DELTONA 32738
Property Use:	0100 - SINGLE FAMILY
Tax District:	016-DELTONA
2021 Certified Millage Rate:	21.6088
Neighborhood:	5611
Business Name:	
Subdivision Name:	
Homestead Property:	No

