

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

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

Petitioner,

vs.

CASE NO.: DEL-25-054 (A-C) Massey

**Shamra R Taylor
916 Shorecrest Avenue
Deltona, FL 32725,**

Respondent.

**ORDER IMPOSING FINE AND LIEN (MASSEY)
Findings of Fact and Conclusions of Law**

THIS CAUSE was heard on September 24, 2025, before the undersigned Special Magistrate, after being duly noticed, to determine whether the previously determined violation was timely corrected. The undersigned Special Magistrate having heard the arguments of the parties and the evidence presented and having reviewed the record and being otherwise fully advised, makes the following Findings of Fact and Conditions of Law:

Findings of Fact and Conclusions of Law

Based upon the evidence and testimony presented at this hearing under oath, the Code Enforcement Special Magistrate finds:

1. The property which is the subject of this code enforcement action is described as **8130-11-41-0180** with physical address **916 Shorecrest Avenue, Deltona, FL 32725**.

2. The Respondent was properly provided a Notice of Hearing (Massey) in accordance with Section 2-112 of the City of Deltona Code of Ordinances ("City Code") and consistent with Sections 162.06 and 162.12 of the Florida Statutes.

3. On **May 28, 2025**, the Special Magistrate found the Respondent in violation of three counts (Violations A-C) of Section 18-3 of the City Code which adopts 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, and issued an Order Finding Violation and Requiring Compliance ("Order").

4. The Respondent was ordered to correct all three (3) violations (Violations A, B, C) by **4:00 P.M. on August 26, 2025**, which required the Respondent to obtain building permits for an accessory structure/shed, pergola, and concrete flatwork (concrete behind the fence and slab for Accessory Structure/Shed).

5. The Magistrate incorporates the testimony and evidence presented into this Order. The Code Enforcement Officer, Todd Meade, testified that he/she re-inspected the property for compliance on September 24, 2025, and testified and presented photographs of the following conditions that remain on the property, which constitute continuing non-compliance with the Order: the structures remain, and no permits have been issued by the Building Official.

6. The Respondent was present at the hearing and did testify. Mr. Michael Berry stated he is currently still working to obtain the engineered drawings for the shed and pergola. There have been issues with contractors that have not shown up, but they have since found a contractor and have plans underway and will be applying for the permits soon.

7. The code enforcement case file and PowerPoint presentation were admitted into evidence as Exhibits.

8. The Respondent either failed or refused to correct all three (3) violations (Violations A, B, C) of Section 18-3, of the City Code which adopts the latest edition of the Florida Building Code, Section 105.1, within the time ordered.

BASED ON THE FOREGOING FACTS AND CONCLUSIONS, IT IS HEREBY ORDERED:

1. Respondent failed to correct all three (3) violations (Violations A, B, C) and comply with Section 18-3, of the City Code which adopts the latest edition of the Florida Building Code, Section 105.1, within the time ordered.

2. A fine is hereby imposed in the amount of **\$4,350** as of the hearing date, **September 24, 2025**, which shall continue to accrue at a rate of **\$150 per day (\$50 per violation)** and shall continue each and every day until the violations are corrected and full compliance is confirmed by the Code Enforcement Officer.

3. 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.: **8130-11-41-0180**, physical address: **916 Shorecrest Avenue, Deltona, FL 32725**.

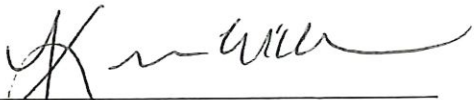
4. Any and all future recurrences of the violations addressed herein after same has been corrected shall necessitate further proceedings before the Code Enforcement

Special Magistrate without necessarily providing Respondent an opportunity to correct such violation. The Code Enforcement Special Magistrate, upon finding such repeat violation exists may impose a fine not to exceed five hundred dollars (\$500.00) per day for each repeat violation, beginning on the first day the repeat violation is found to exist.

5. A Certified copy of this Order may be recorded in the Public Records of Volusia County and thereafter shall constitute a lien against the subject property on which the violation exists and upon any other real or personal property owned by the Respondent. This recorded Order shall constitute notice of the lien 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.

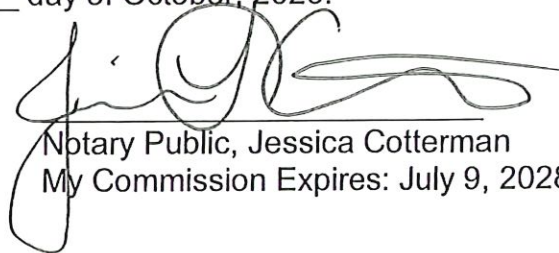
6. This Order may be appealed to the Circuit Court within thirty (30) days of its execution.

DONE AND ORDERED at City of Deltona, Florida on this 17th day of October 2025.


Kristin N. Eick, Special Magistrate

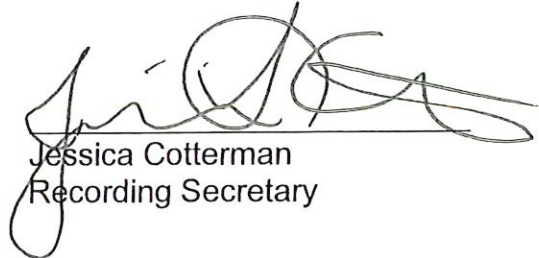
WITNESS my hand and official seal this 17th day of October, 2025.




Notary Public, Jessica Cotterman
My Commission Expires: July 9, 2028

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing **ORDER IMPOSING FINE AND LIEN (MASSEY) Findings of Fact and Conclusions of Law** has been furnished by mail to: **Shamra R Taylor, 916 Shorecrest Avenue, Deltona, FL 32725**, this 17th day of October 2025


Jessica Cotterman
Recording Secretary

Certified

CERTIFICATION FOR RECORDING ONLY

STATE OF FLORIDA
COUNTY OF VOLUSIA
CITY OF DELTONA

I, J. RAFTERY, do hereby certify this copy of the ORDER IMPOSING FINE AND LIEN (MASSEY) Findings of Fact and Conclusions of Law for **Case # DEL-25-054 (A-C) Massey**, dated 10-17-25, is a true and correct photocopy of the City's record copy (Original).

By hand and the official seal of the City of Deltona on this 7th day of November, 2025.

Jon Raftery
City Clerk or Deputy City Clerk

