

Department of Community Development:

Received by: Renee Cairney

Case Number: DEL-22-087 MASSEY Date: August 23, 2024

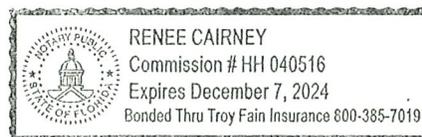
If the application is denied or if the application is automatically denied due to the failure of the violator/property owner to comply with the conditions imposed by the Special Magistrate or City Commission, the violator/property owner shall thereafter be barred from applying for a subsequent reduction 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.

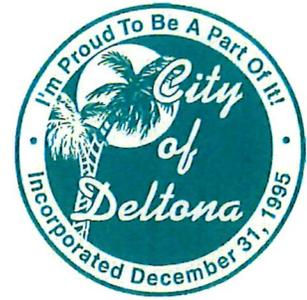
As I mentioned before, I come from a military family, and we believe in law and order, and we want to do what is right. I would love a safe, clean, and healthy environment for my parents. Any reduction in the fines associated with this property will be a significant help as we do not anticipate my stepdad's 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, appearing to read 'Carlos A. Henriquez-Monserrate', written over a horizontal line.

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 Tulip 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-22-087 7-5-2022 for roof in disrepair.
2. The total amount of the fine/lien/judgment \$26,100.00 \$150/day \$522 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. 10/31/2023
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, with I did the intentions of bringing my mom and stepdad to take care of them. 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 which is next door to the aforementioned property, I have wished one day I would buy this property to bring my mom and stepdad who is a stroke and open heart surgery patient that needs 24 hours care. This will help greatly. Even to continue to work in the house and make it look even better.

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

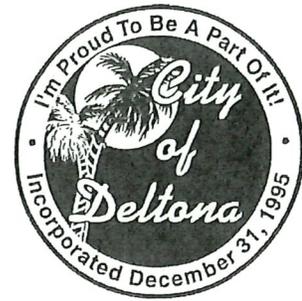
Before Me;

On 7/5/2024 by (print) Carlos A. Henriquez, Monserate, who is known to me or provides
DL/ID H562-10184-260-0

Notary Public Jahaira E. Mattei Seal



Signature of requester



Department of Community Development:

Received by: Renee Cairney

Case Number: DEL-22-087 MASSEY Date: August 23, 2024

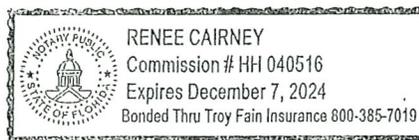
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If the application is deemed to be complete, the matter shall be scheduled for the next available Special Magistrate Hearing available and the applicant notified of the hearing date.

Notification Date: August 23, 2024

Notified Person: Renee Cairney

Initials: RC



**Special Magistrate Code Enforcement Hearing
IN AND FOR THE CITY OF DELTONA,
VOLUSIA COUNTY, FLORIDA
Case No. DEL-22-087**

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 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.

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 30 days after April 27, 2022; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 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.



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

WITNESS my hand and official seal this 11 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 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.



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 – 087 MASSEY

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

Respondent.

_____ /

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

THIS CAUSE was heard on June 22, 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 29, 2022, of this June 22, 2022 hearing, consistent with City Code and Chapter 162, Fla. Stat. The Respondent was not 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 May 27, 2022, as required by the Order Finding Violation and Requiring Compliance, entered by the Special Magistrate on April 27, 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 June 22, 2022. The violation City of Deltona Section 18-5, IPMC 304.7 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 June 22, 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 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.

2. Based on the evidence that the time provided to comply in the Order of April 27, 2022, was sufficient to fully correct the violation, a fine in the amount of \$1,300, representing 26 days (consistent with prior Order) is hereby imposed this date of June 22, 2022, at a rate of \$50 per day, to 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.

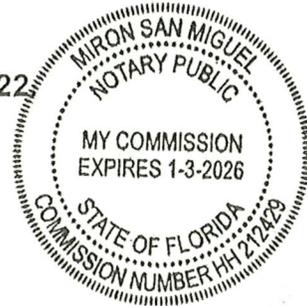
ORDERED at City of Deltona, Florida on June 22, 2022.

Special Magistrate William E. Reischmann, Jr.

WITNESS my hand and official seal this 29 day of June 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 29 day of June 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 and Non-Compliance, Conclusions of Law and Order of Fine.
witness my hand and official Seal this 29 day of June 2022
Elizabeth Key
Elizabeth Key

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

CASE NO.: DEL-22-087

CITY OF DELTONA, a
Florida Municipal Corporation,

Vs.

MARS ELIZABETH A TR

AFFIDAVIT OF COMPLIANCE

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

1. That on October 30, 2023, I was made aware that the property located at **779 Tulip St., Deltona, Florida, 32725**, the owner is found in compliance four hundred and ninety-six (496) days after designation by the Special Magistrates Order of June 22, 2022 in which the fine was set at \$1,300 and \$50.00 a day will continue to accrue for each and every day thereafter.
2. That the violator has come into compliance with the 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.
3. That the violator, having come into compliance four hundred and ninety-six (496) days AFTER the time designated by the Code Enforcement Special Magistrate's Order, a fine of \$26,100 is levied.

Kristen Coulter

Kristen Coulter, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF VOLUSIA

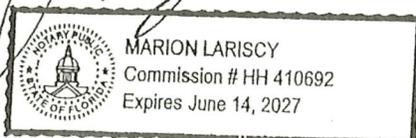
SUBSCRIBED AND SWORN TO before me

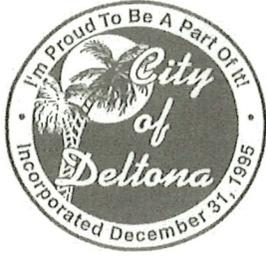
On this 31st day of October 2023

By *Kristen Coulter*

who is personally known to me.

Marion Lariscy
Notary Public





City of Deltona

February 13, 2024

Blue Ocean Title
1655 Dunlawton Ave. Ste 106
Port Orange, FL 32127
Ph: 386-944-2991
vtorres@blueoceantitle.com

Pay off ONLY for 779 Tulip Street, Deltona, FL 32725 - These types of Liens do not accrue interest.

The following is the payoff amount regarding the aforementioned property:

1) SPECIAL MAGISTRATE LIENS

Case DEL-22-090 (recorded 6/21/2022 - Book 8272 / Page 1237) For sheds in disrepair. Brought into compliance on October 30, 2022.

Amount owing is \$22,200.00 - \$150.00/day x 148 days.

Case DEL-22-088 (recorded 6/21/2022 - Book 8272 / Page 1235) For blight around the property/house. Brought into compliance on October 30, 2022.

Amount owing is \$37,000.00 - \$250.00/day x 148 days.

Case DEL-22-087 (recorded 7/5/2022 - Book 7905 / Page 3609) For roof in disrepair. Brought into compliance on October 31, 2023.

Amount owing is \$26,100.00 - \$50.00/day x 522 days.

Case DEL-14-178 (recorded 9/16/2014 - Book 7032 / Page 1531) For outdoor storage. Fine is capped at \$20,000.00.

Case DEL-12-105 (recorded 7/16/2012 - Book 6735 / Page 2404) For outdoor storage. Fine is capped at \$20,000.00.

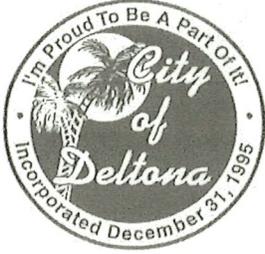
TOTAL AMOUNT OWING: \$125,300.00

**CITY OF DELTONA
BUILDING AND ENFORCEMENT SERVICES / LIENS**

2345 Providence Boulevard, Deltona, Florida 32725

Phone (386) 878-8703 • Fax (386) 789-7237

Webpage: www.deltonafl.gov



City of Deltona

-2-

This report does not waive, extinguish, or eliminate any rights or remedies to which the City of Deltona may be entitled, or any liability the property owners may owe to the City of Deltona related to this property.

To obtain information concerning status of **Permits**, please contact **Building Services @ 386-878-8660**. To obtain **Utility information, (Deltona Water), on billings etc., Attn: Customer Service** please fax requests to **386-574-0163**, or email wdinfo@deltonafl.gov or phone **386-575-6800** and **include the address requested**. If additional information is needed please do not hesitate to contact me at 386-878-8703.

MAKE CHECKS PAYABLE to the City of Deltona and send attention Finance Department to the address indicated below along with a copy of this payoff letter.

Thank you,

Renée Cairney

Renée Cairney

Building and Code Compliance Administrative Supervisor

**CITY OF DELTONA
BUILDING AND ENFORCEMENT SERVICES / LIENS**

2345 Providence Boulevard, Deltona, Florida 32725

Phone (386) 878-8703 • Fax (386) 789-7237

Webpage: www.deltonafl.gov

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

CASE NO.: DEL- 22-087

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 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; on your property located at 779 Tulip St., Deltona FL, 32725

Corrective action: Repair or replace the roof, gutters, or drainage. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **April 27th, 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



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

Case Number: BLD22-0292
Case Type: BUILDING
Date Case Established: 03/08/2022
Compliance Deadline: 03/17/2022

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.

Violation: SEC. 18-5 IPMC 304.7 - HOUSING CODE ROOFS - Violation: 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.
Compliance Date: 03/17/2022

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



Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

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

AltKey: 2601949

Parcel ID: 813003430190

MARS ELIZABETH A TR

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

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

Case No# DEL 22-087

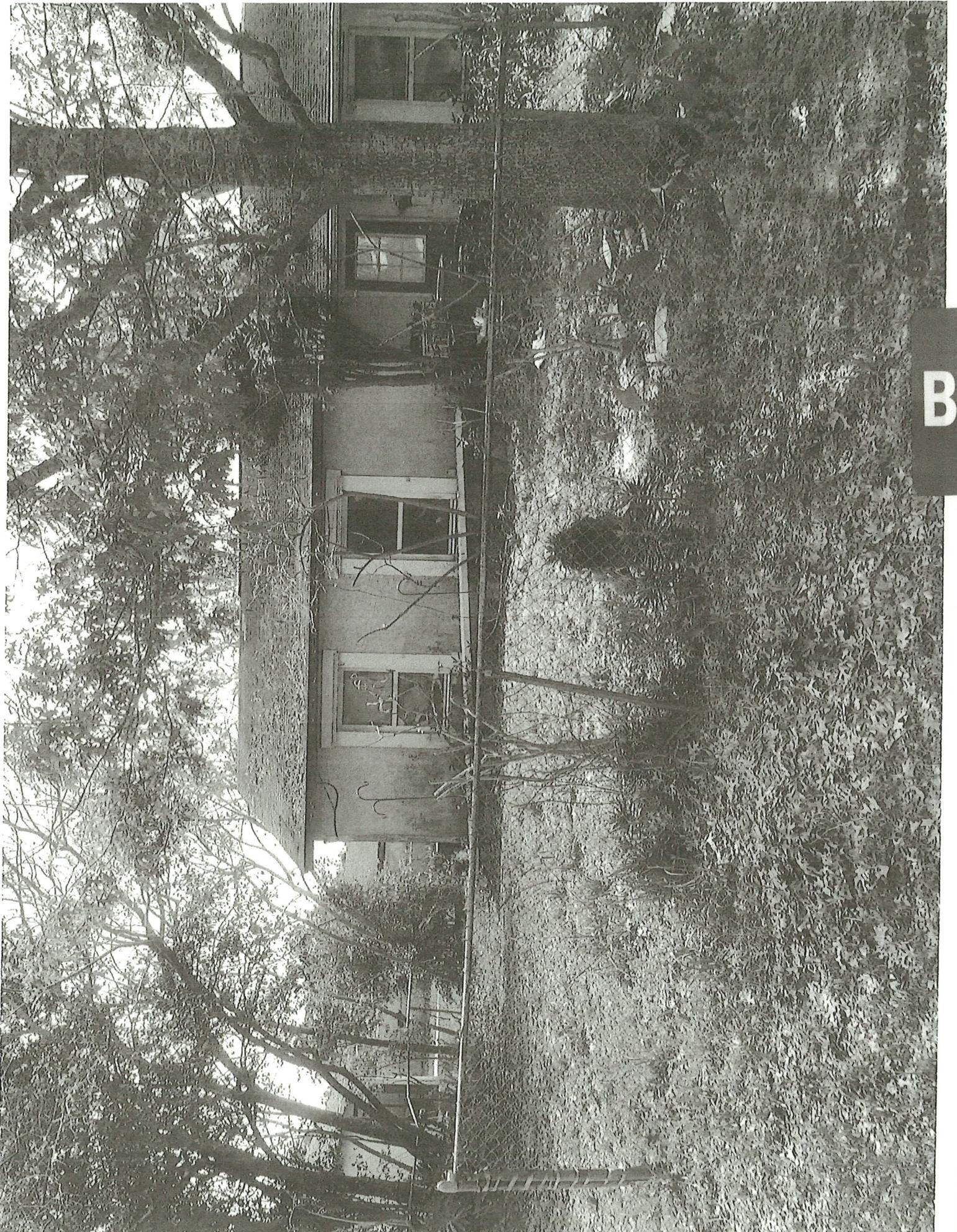
City of Deltona,
A Florida Municipal Corporation

Vs.

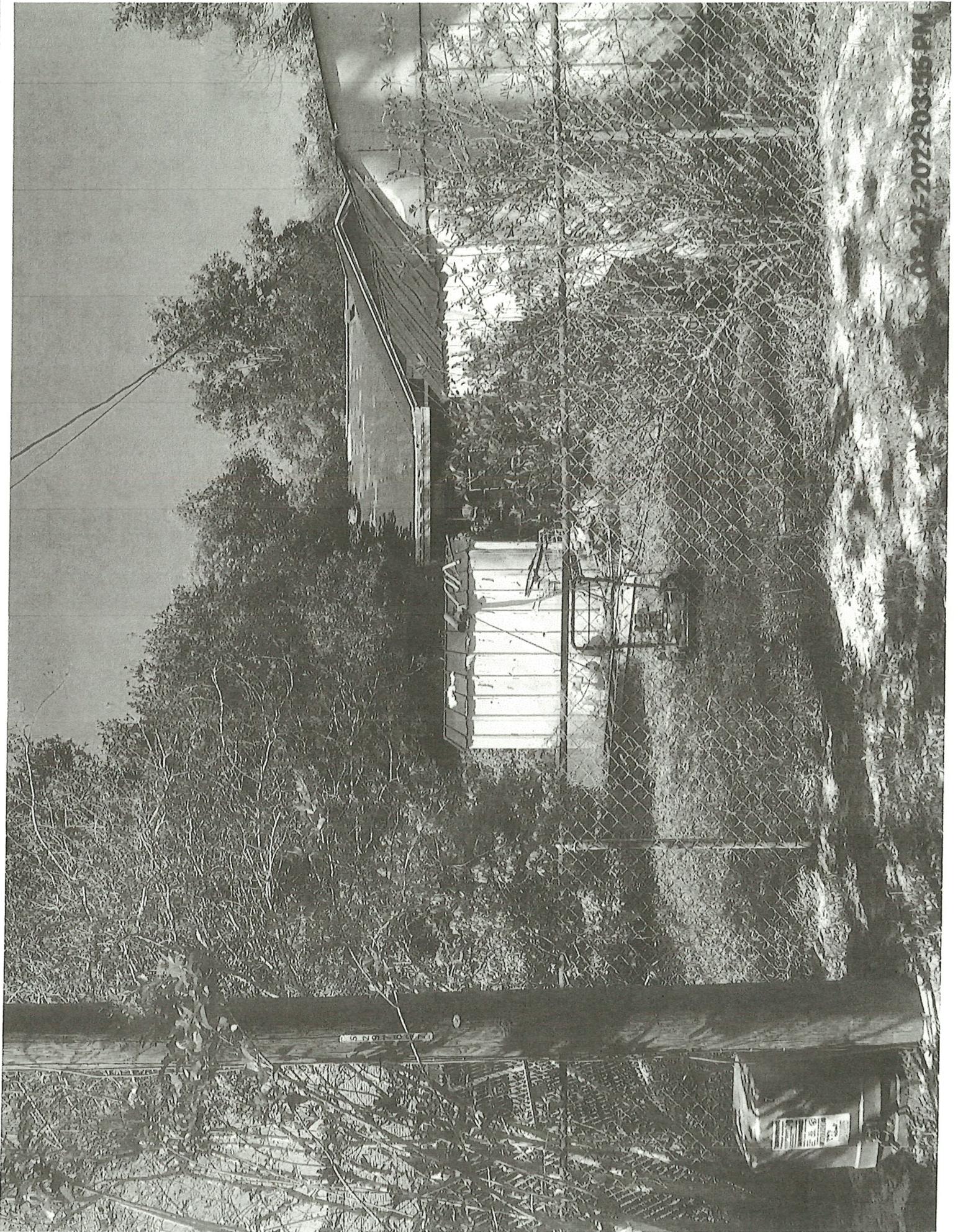
Elizabeth A. Mars
Respondent

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



B

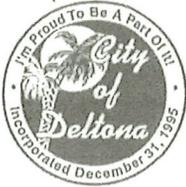


03-27-2022 03:56 PM



© All Pict

01/17/2021



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

Case Number: BLD22-0292
Case Type: BUILDING
Date Case Established: 03/08/2022
Compliance Deadline: 03/17/2022

OWNER: ELIZABETH A TR MARS

Mailing Address

ELIZABETH A TR MARS 430 MADISON AVE CAPE CANAVERAL, FL 32920
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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- 22-087

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.
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Corrective action: Repair or replace the roof, gutters, or drainage. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **April 27th, 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.

D

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.

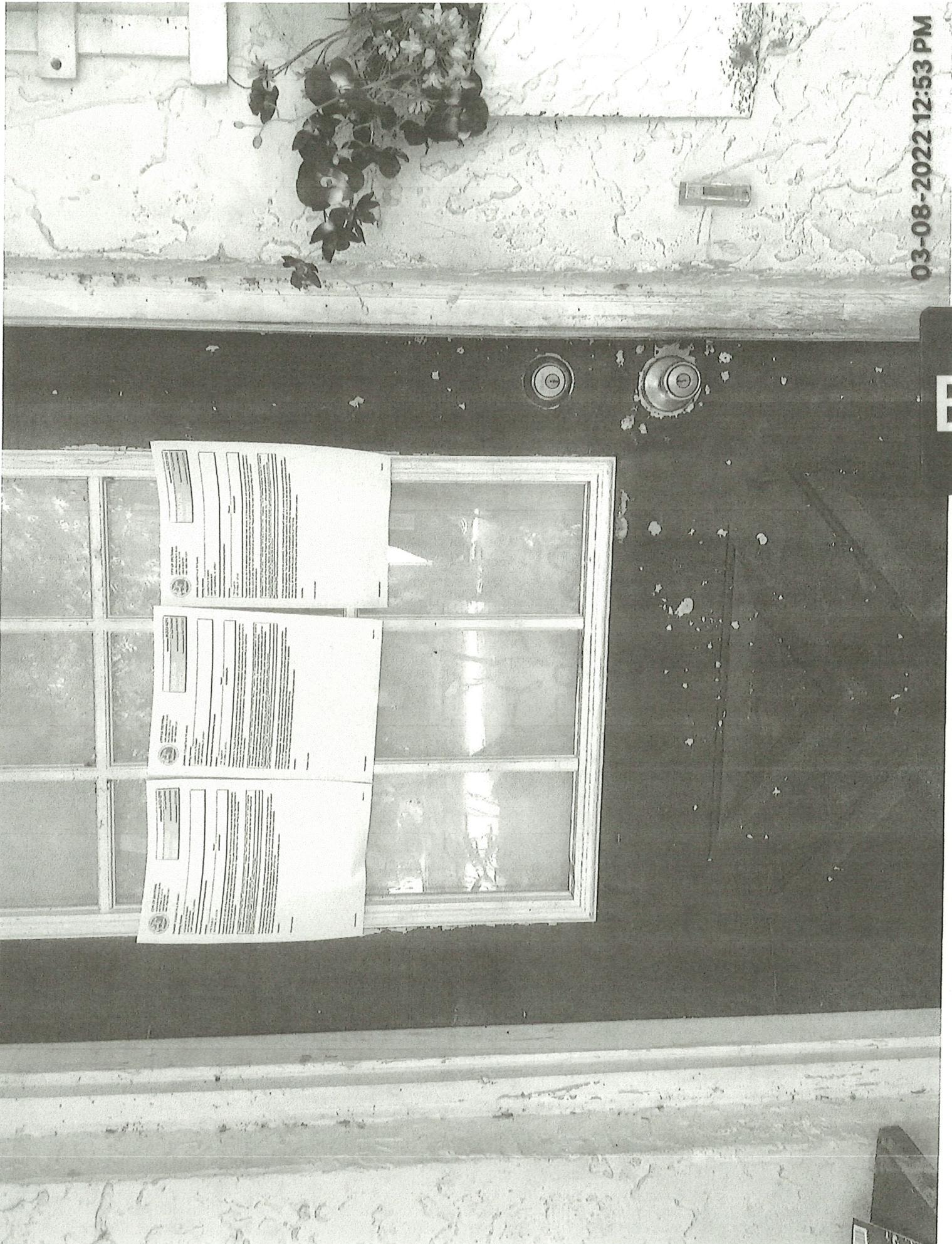
DATED this March 28, 2022



Kristen Coulter Code Compliance Officer



Miron San Miguel Code Compliance Hearing Clerk



Three white envelopes are taped to the window. Each envelope has a return address and a recipient address. The return addresses are:

Envelope 1 (top):
[Illegible Return Address]
[Illegible Recipient Address]

Envelope 2 (middle):
[Illegible Return Address]
[Illegible Recipient Address]

Envelope 3 (bottom):
[Illegible Return Address]
[Illegible Recipient Address]

03-08-2022 12:53 PM

E



Volusia County Property Appraiser
123 W. Indiana Ave., Rm. 102
DeLand, FL. 32720
Phone: (386) 736-5901 Web: 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: 70212720000293558229

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 ∨

 **Delivered, To Original Sender**

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

Feedback

Get Updates ∨

Text & Email Updates ∨

Tracking History ∨

USPS Tracking Plus® ∨

Product Information ∨

See Less ^

DA

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

CASE NO.: DEL – 22-087 (Massey)

CITY OF DELTONA, a
Florida municipal corporation,

VS

Elizabeth A. Mars Tr-Tr-Trust
Respondent

NOTICE OF HEARING/NOTICE TO IMPOSE FINE

STATE OF FLORIDA
COUNTY OF VOLUSIA

TO: Elizabeth A. Mars Tr-Tr-Trust
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 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 on your property located at **779 Tulip St., Deltona FL, 32725.**

Corrective action: Repair or replace the roof, gutters, or drainage. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **June 22, 2022.**

A hearing concerning this violation is set before the Code Compliance Special Magistrate on **June 22, 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.

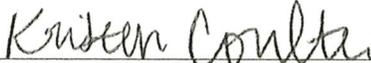
Pursuant to FS 162.06, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code enforcement officer, the case may be presented to the Code Compliance Special Magistrate even if the violation has been corrected prior to the Hearing, 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.

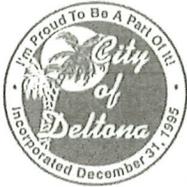
DATED this 29th of May, 2022



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

VIOLATION NOTICE	Case Number: BLD22-0292
	Case Type: BUILDING
	Date Case Established: 03/08/2022
	Compliance Deadline: 03/17/2022

OWNER: ELIZABETH A MARS TR-TR-TRUST

Mailing Address

ELIZABETH A MARS TR-TR-TRUST 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.

Violation: SEC. 18-5 IPMC 304.7 - HOUSING CODE ROOFS - Violation: 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.
Compliance Date: 03/17/2022

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

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
2021 Certified Millage Rate:	21.6088
Neighborhood:	5662
Business Name:	
Subdivision Name:	
Homestead Property:	No

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

CASE NO.: DEL-22-087

**CITY OF DELTONA, a
Florida Municipal Corporation,**

Vs.

MARS ELIZABETH A TR

AFFIDAVIT OF COMPLIANCE

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

1. That on October 30, 2023, I was made aware that the property located at **779 Tulip St., Deltona, Florida, 32725**, the owner is found in compliance four hundred and ninety-six (496) days after designation by the Special Magistrates Order of June 22, 2022 in which the fine was set at \$1,300 and \$50.00 a day will continue to accrue for each and every day thereafter.
2. That the violator has come into compliance with the 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.
3. That the violator, having come into compliance four hundred and ninety-six (496) days AFTER the time designated by the Code Enforcement Special Magistrate's Order, a fine of \$26,100 is levied.

Kristen Coulter
Kristen Coulter, Code Compliance Officer

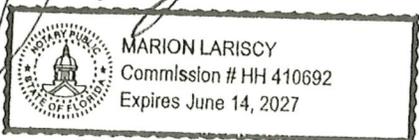
STATE OF FLORIDA
COUNTY OF VOLUSIA

SUBSCRIBED AND SWORN TO before me

On this 31st day of October 2023

By *Kristen Coulter*
who is personally known to me.

Marion Lariscy Notary Public



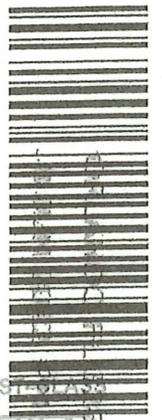


City of Deltona
 Municipal Complex
 2345 Providence Blvd.
 Deltona, Florida 32725
 www.deltonafl.gov

JUN 15 2022

STOP
6/10

CERTIFIED MAIL



7019 2970 0000 2553 9932

US POSTAGE
 ZIP 32725
 02 7H
 0006014856 JUN 08 2022

Elizabeth A. Mars
 430 Madison Ave.
 Cape Canaveral,
 DEL - 22 - 0871

U T F
 B C : 3 2 7 2 5 1 8 0 6 4 5 * 0 2 7 4 - 0 2 4 3 7 - 0 8 - 4 2
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

CERTIFIED MAIL



7004 2510 0002 0412 2080

US POSTAGE
 ZIP 32725
 02 7H
 0006014856 MAY 13 2022

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

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	

7004 2510 0002 0412 2080

Elizabeth A. Mars
 430 Madison Ave.
 Cape Canaveral, FL 32920
 DEL 22-087

Elizabeth A. Mars
 430 Madison Ave.
 Cape Canaveral, FL 32920
 DEL 22-087

NIXIE 339 FE 1 0005/18/22

RETURN TO SENDER
 AS ADDRESSED
 UNABLE TO FORWARD

B C : 3 2 7 2 5 1 8 0 6 4 5 * 0 2 7 4 - 0 7 6 1 1 - 1 3 - 4 0

PS Form 3800, June 2002 See Reverse for Instructions

PLACE STICKER TOP OF THE RIGHT UNIT DOTTED AT GOLD ADDRESS OF THE RETURN ADDRESS

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 - 087 MASSEY

9590 9402 7147 1251 0136 31

2. Article Number (Transfer from service label)
7019 2970 0000 2553 9432

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

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
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt

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 22-087

9590 9402 7147 1251 0130 44

2. Article Number (Transfer from service label)
7004 2510 0002 0412 2080

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

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
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

Domestic Return Receipt



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

SPK

1: 94889225741858

JUL 08 2022



7020 2450 0000 5387 9316

US POSTAGE
 ZIP 32725
 02 7H
 000601 4856
 \$ 007.330
 JUN 29 2022

Elizabeth A. Mars
 430 Madison Ave.
 Cape Canaver
 DEL-22-087

Elizabeth A. Mars
 430 Madison Ave.
 Cape Canaver
 DEL-22-087

NIXIE 339 FE 1 9907/04/22
 NOT DELIVERABLE TO SENDER
 RETURN TO SENDER
 AS ADDRESSED
 UNABLE TO FORWARD
 BC: 32725180645 *0674-04696-29-43

CERTIFIED MAIL



7021 2720 0002 9355 8229

US POSTAGE
 ZIP 32725
 02 7H
 000601 4856
 \$ 007.330
 MAR 31 2022



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

OFFICIAL USE

EXTRA SERVICES & FEES (check box and fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$

Postmark Here

ELIZABETH A MARS
 430 MADISON AV
 CAPE CANAVERAL, FL 32920
 DEL-22-087

ELIZABETH A MARS
 430 MADISON AV
 CAPE CANAVERAL, FL 32920

NIXIE 339 EE 1 0204/05/22

RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD

BC: 32725180645 *0574-06875-31-44

2229 8229 9355 0002 2720 2720

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

See Reverse for Instructions

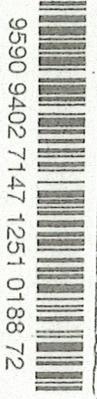
U.S. MAIL
 FIRST CLASS PERMIT NO. 1000 NEW YORK, NY
 PLACE STICKER TOP OF ENVELOPE TO THE RIGHT
 ENVELOPE TO BE OPENED AT BOTTOM ADDRESS TO BE RETURNED TO THE POST OFFICE AT RETURN MAIL

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-22-087 MASSEY



9590 9402 7147 1251 0188 72

2. Article Number (Transfer from service label)

7020 2450 0000 5387 9316

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X
- 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
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

PRINTED ADDRESS MUST BE SHOWN IN THIS DOTTED AREA

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 AV
 CAPE CANAVERAL, FL 32920
 DEL-22-087



9590 9402 7147 1251 0170 73

2. Article Number (Transfer from service label)

7021 2720 0002 9355 8229

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

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- X
- 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
- 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 Restricted Delivery

Domestic Return Receipt