



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, April 22, 2026

5:30 PM

Deltona Commission Chambers

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

[DEL-26-008 Massey](#)

[Property Address:](#)

[128 Champlain Drive, Deltona, FL 32725](#)

[Parcel ID: 8130-51-07-0090](#)

[Property Owner:](#)

[Carla M. Garcia Morales](#)

[128 Champlain Drive](#)

[Deltona, FL 32725](#)

[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 concrete slab on the left side of the driveway through the back yard. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Janice Polascik

DEL-26-011 Massey

Property Address:

637 S. Glancy Drive, Deltona, FL 32725

Parcel ID: 8130-03-41-1280

Property Owner:

Teresa & Dishonna Brown

637 S. Glancy Drive

Deltona, FL 32725

Violation:

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

Corrective action:

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

Officer Bashir Tourkzi

DEL-26-013 MasseyProperty Address:1068 Eagles Nest Avenue, Deltona, FL 32725Parcel ID: 8130-10-06-0180Property Owner:Melissa A. FrascatiAlexander J. Lacono1068 Eagles Nest AvenueDeltona, FL 32725Violation:

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

Corrective action:

You must obtain a permit for garage conversion, or you can restore it back to its original state (obtain permits if necessary to restore).

Officer Janice PolascikDEL-26-014 MasseyProperty Address:1556 E. Normandy Boulevard, Deltona, FL 32725Parcel ID: 8130-11-23-0020Property Owner:YMA Investments LLC.6545 Market Avenue N. STE 100Canton, OH 44721-2430Violation:

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

good repair.

Corrective action:

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

Officer Jeff Scott

DEL-26-015 Massey

Property Address:

323 Cloverleaf Boulevard, Deltona, FL 32725

Parcel ID: 8130-22-23-0450

Property Owner:

Debra A. V. Taylor

323 Cloverleaf Boulevard

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 38-110(b) (2), which states that accumulations of waste, yard trash, rubble and/or debris are declared to be a nuisance and must be abated in their entirety.

Corrective action:

Dispose of properly or store inside an enclosed building (cardboard boxes on the rear porch area).

Officer Jeff Scott

FIRE-004-2026 Massey

Property Address:

111 Howland Boulevard, Deltona, FL 32738

Parcel ID: 9206-04-00-0040

Property Owner:

Fairwinds Credit Union

3087 N. Alafaya Trail

Orlando, FL 32826

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.6 – Fire

Protection System Test and Maintenance Paperwork Required – Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Corrective action:

Please provide a copy of the current fire alarm inspection/maintenance report and current backflow inspection/maintenance report and current fire sprinkler inspection/maintenance report.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.8 – Fire Protection System Not in Operating Condition – All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Corrective action:

Fire sprinkler system is red tagged indicating deficiencies to the system. Please contact your fire sprinkler service provider to have all deficiencies corrected.

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.9 – Fire Sprinkler Impairments/Deficiencies Not Repaired – Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Corrective action:

Backflow system is red tagged, indicating deficiencies to the system. Please contact your fire sprinkler service provider to have all deficiencies corrected.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.1 – Permit Required – Fire Protection System – The AHJ shall have the authority to require that construction documents for all fire protection systems be submitted for review and approval, and a permit issued prior to installation, rehabilitation,

or modification.

Corrective action:

Obtain a permit for the removal of the fire alarm cellular communicator and newly installed fire alarm control panel.

Fire Safety Inspector Lisa Nadeau

FIRE-009-2026 Massey

Property Address:

915 Doyle Road, Deltona, FL 32725

Parcel ID: 9106-09-00-0010

Property Owner:

TCB Deltona LLC.

353 N. Clark STE 3625

Chicago, IL 60654-3477

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.6 – Fire Protection System Test and Maintenance Paperwork Required – Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Corrective action:

Please provide copies of the current fire alarm, fire backflow, and sprinkler systems inspection/maintenance reports for Buildings 100 and 300. Please provide a copy of the inspection report for the fire hydrants on site. Please send copies of inspection reports to fireprotection@deltonafl.gov.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 4.1.3.2.2.5 – Buildings shall be designed and constructed to provide reasonable signage and lighting to identify hazards, exits means of egress and other building safety features.

Corrective action:

Please replace the faded “FACP Inside” signage on the fire alarm control box

on the exterior of building 100.

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 11.1.7.3.1 – Each
disconnecting means shall be legibly marked to indicate its purpose unless
located and arranged so the purpose is evident. In other than one-or-two-
family dwellings, the marking shall include the identification of the circuit source
that supplies the disconnecting means. The marking shall be of sufficient
durability to withstand the environment involved.

Corrective action:

Please identify and relabel the meter boxes with the missing suite numbers –
Buildings 100 and 300.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 10.11.1.6 –
Address numbers for suites units etc. within a multiple tenant building or
complex shall be individually identified in a manner approved by the AHJ,
however shall be at least 6 in. (152.4mm) in height for all other buildings,
structures, or portions thereof.

Corrective action:

Provide/maintain a minimum 6” height numbers which are clearly visible from
the street for Suite 301 and 306. Numbers shall be contrasting with
background. Please replace the suite number on the rear of Quest Diagnostics
to read “305” and not “303”.

Fire Safety Inspector Lisa Nadeau

FIRE-012-2026 Massey

Property Address:

951 Doyle Road, Deltona, FL 32725

Parcel ID: 9106-05-00-0010

Property Owner:

Exchangeright Net-Leased All-Cash 2

%Exchangeright Real Estate LLC.

1055 E. Colorado Boulevard STE 310

Pasadena, CA 91106-2374

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.7.3.1.1.4 – All apparatus requiring rewinding or resetting to maintain normal operation shall be restored to normal after each abnormal condition. [72:10.3.4].

Corrective action:

Restore fire alarm control panel to “Normal” status. Please contact your fire alarm service provider.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.8 – Fire Protection System Not in Operating Condition – All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Corrective action:

Contact your fire alarm service provider to repair the smoke alarm notated in the 11/08/2025 fire alarm report.

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.5.4.2 – A private service main installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

Corrective action:

Please contact your fire hydrant/sprinkler contractor to conduct the annual inspection/maintenance on the private fire hydrant located on your property.

Fire Safety Inspector Lisa Nadeau

10. NEW BUSINESS:

DEL-26-017

Property Address:

2430 Austin Avenue, Deltona, FL 32738

Parcel ID: 8130-74-06-0200

Property Owner:Rutchel P. & Ariel Villanueva2430 Austin AvenueDeltona, FL 32738Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action:Repair or replace roof due to fire damage.Officer Janice PolascikDEL-26-018Property Address:1065 Abadan Drive, Deltona, FL 32725Parcel ID: 8130-10-24-0530Property Owner:Joseph Robert Somerville II1065 Abadan DriveDeltona, FL 32725Violation:

City of Deltona Ordinance, Section 110-810(A) & (D); which states, (a) the expansion of an existing driveway that is contiguous to the existing driveway or construction of a second driveway requires a permit application and review by the department of planning and development services. The permittee will be responsible for any damages sustained to the right-of-way including, but not limited to: the edge of pavement, turf, sidewalks, meter boxes, above grade & below grade infrastructure, mailboxes, etc. There shall be no improvement within drainage or utility easements as recorded/referenced in the plat specific to the property. A building permit shall be obtained when impervious materials or designated parking area additions are constructed on any residential lot. (d) If the driveway expansion or a second driveway traverses the right-of-way access to a property across the public right-of-way shall have an approved/permitted driveway apron that shall be of six-inch concrete and no wider than 24 feet. There shall be no pavers, gravel, mulch, shell, or similar

allowed within the right-of-way.

Corrective Action:

Refrain from driving through the public right of way and access the main driveway, driveway expansion, or a secondary driveway via the concrete apron of the driveway; or obtain required permit for a second driveway.

Officer Janice Polascik

DEL-26-019 (A-C)

Property Address:

1995 Montfort Lane, Deltona, FL 32738

Parcel ID: 8130-49-05-0120

Property Owner:

Lesley Nicole Kelley-Picker

Travis Alen Picker

1995 Montfort Lane

Deltona, FL 32738-6751

Violation: A

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Sec. 38-113 (b) - Public rights-of-way - Violation - (b)It is declared that the placement of plantings, except grass, and the placement of structures in the publicly owned right-of-way is prohibited and is declared to be a nuisance and a violation. The city manager or his designee or the enforcement official is authorized to remove (abate) plantings or structures placed in the public right-of-way without prior permission.

Corrective action:

Remove the structure (RAILROAD TIES - landscape timbers) from the right-of-way immediately.

Violation: B

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 demo of sidewalk, replacement of sidewalk, or possible payment to the SIDEWALK FUND City of Deltona. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Violation: C

City of Deltona Ordinance, Section 110-810(A) & (D); which states, (a) the expansion of an existing driveway that is contiguous to the existing driveway or construction of a second driveway requires a permit application and review by the department of planning and development services. The permittee will be responsible for any damages sustained to the right-of-way including, but not limited to: the edge of pavement, turf, sidewalks, meter boxes, above grade & below grade infrastructure, mailboxes, etc. There shall be no improvement within drainage or utility easements as recorded/referenced in the plat specific to the property. A building permit shall be obtained when impervious materials or designated parking area additions are constructed on any residential lot. (d) If the driveway expansion or a second driveway traverses the right-of-way access to a property across the public right-of-way shall have an approved/permitted driveway apron that shall be of six-inch concrete and no wider than 24 feet. There shall be no pavers, gravel, mulch, shell, or similar allowed within the right-of-way.

Corrective action:

Refrain from driving through the public right of way and access the main driveway, driveway expansion, or a secondary driveway via the concrete apron of the driveway; or obtain required permit for a second driveway.

Officer Joel Taylor

DEL-26-021

Property Address:

1243 Myra Court, Deltona, FL 32738

Parcel ID: 8130-38-28-0120

Property Owner:

Jamacholis Stallworth

1243 Myra Court

Deltona, FL 32738Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 504.1, which states that all plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

Corrective Action:

REPAIR OR REPLACE DAMAGED PLUMBING.

Officer Enrique RiosDEL-26-022Property Address:

2901 Sixma Road, Deltona, FL 32738

Parcel ID: 8130-53-00-0050

Property Owner:

Jston Holdings LLC.

8651 Old HWY N STE 115

Lake Saint Louis, MO 63367-4056

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

Officer Thomas Ruddy

FIRE-018-2026Property Address:2810 Elkcam Boulevard, Deltona, FL 32738Parcel ID: 8130-74-25-0200Property Owner:2810 Deltona LLC.1611 E. 53rd StreetChicago, IL 60615Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 1.7.12.10 – No
construction work shall proceed until the AHJ has reviewed the plans for
compliance with the applicable codes and standards and the applicable permits
have been issued.

Corrective Action:

Obtain an issued electrical permit for the 3 newly installed split wall air
conditioning units within this location.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 12.3.3.1 – Required
fire-resistive construction, including fire barriers, fire walls, exterior walls due to
location on property, fire-resistive requirements based on type of construction,
draft-stop partitions, and roof coverings, shall be maintained and shall be
properly repaired, restored, or replaced where damaged, altered, breached,
penetrated, removed, or improperly installed.

Corrective Action:

Repair the penetration in the one-hour rated fire wall utilizing a UL listed
design. Please provide the materials utilized and UL listed design for repair to:
fireprevention@deltonafl.gov.

Fire Safety Inspector Lisa Nadeau

FIRE-019-2026Property Address:1235 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-05-06-0010

Property Owner:

Deltona Commercial Group LLC.

935 N. Beneva Road STE 101

Sarasota, FL 34232-1399

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 11.1.7.3.1 –
Identification of Disconnecting Means. Each disconnecting means shall be
legibly marked to indicate its purpose unless located and arranged so the
purpose is evident. In other than one- or two-family dwellings, the marking shall
include the identification of the circuit source that supplies the disconnecting
means. The marking shall be of sufficient durability to withstand the
environment involved. [70:110.221(A)]

Corrective Action:

Please relabel the electrical disconnects for Suites M and N.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 11.1.8 – Covers. All
panelboard and switchboards, pull boxes, junction boxes, switches,
receptacles, and conduit bodies shall be provided with covers compatible with
the box or conduit body construction and suitable for the condition of use.

Corrective Action:

Please replace the missing weatherproof cover on the receptacle in front of
Suite R.

Fire Safety Inspector Lisa Nadeau

FIRE-020-2026

Property Address:

3045 Mallard Drive, Deltona, FL 32738

Parcel ID: 8130-41-00-0020

Property Owner:

Deltona Community Church of God Inc.

3045 Mallard Drive

Deltona, FL 32738-8011

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 7.10.5.1* – Every sign required by 7.10.1.2, 7.10.8.1, other than where operations or processes required low level lighting levels, shall be suitably illuminated by a reliable light source. Externally and internally illuminated signs shall be legible in both the normal and emergency lighting mode.

Corrective Action:

Illuminated exit sign is not properly illuminated under emergency lighting power mode. Please repair it.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.8 – All panel board and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

Corrective Action:

Please provide an approved cover plate for the missing circuit in the breaker box. Please provide an approved cover plate for the other side of the 2-gang junction box. For both the Sanctuary's rear and right-side doors.

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 1.7.12.10 – No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable codes and standards and the applicable permits have been issued.

Corrective Action:

Obtain an issued permit for the installation of the water heater in the kitchen. Permit can be obtained from the Deltona Building Services located at 2345 Providence Blvd. Permit must be applied for and obtained. Please contact our office once the permit is obtained.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 12.3.3.2 –
Where required, fire-rated gypsum wallboard walls or ceilings that are damaged
to the extent that through openings exist, the damaged gypsum wallboard shall
be replaced or returned to the required level of fire resistance using a listed
repair system or using materials and methods equivalent to the original
construction.

Corrective Action:

Please replace the missing right and left decorative grills in the Sanctuary on
the platform. Replace the missing ceiling tiles in the Sanctuary in the right-side
closet of the platform.

Violation: E

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.5.1 –
Extension cords shall be plugged directly into an approved receptacle, power
tap, or multiplug adapter and shall. Except for approved multiplug extension
cords, serve only one portable appliance.

Corrective Action:

Please discontinue use of the extension cord running down to the TV from
above the ceiling or relocate the TV.

Violation: F

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.5.5 –
Extension cords and flexible cords shall not be affixed to structures; extend
through walls, ceilings, or floors, or under doors or floor coverings, or be
subject to environmental or physical damage.

Corrective Action:

Please remove the electrical cord that is affixed to the wall and extending
through the ceiling.

Violation: G

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.2.2 –
Unless determined to present an imminent danger, existing electrical wiring,

fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

Corrective Action:

Please remove the painter's tape that is inside of the electrical junction box located at the Sanctuary's right-side door.

Fire Safety Inspector Lisa Nadeau

11. OTHER AND REPEAT BUSINESS:

DEL-24-002 Massey A & B

Property Address:

1627 Saxon Boulevard, Deltona, FL 32725

Parcel ID: 8130-09-13-0240

Property Owner:

US Bank Trust National Assoc TR

Waterfall Victoria III - NB Grantor Trust

CO:C/O Lender Legal Services PLLC

1800 Pembroke Drive STE 250

Orlando, FL 32810-6374

Violation: A

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.2, which states that all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, and shall be kept in sound working condition and maintained in good repair. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment

Corrective Action:

Repair or replace damaged exterior surface(s) soffit and roof area.

This case was for exterior surfaces (Roof & Soffit) in disrepair. The representative for the property is requesting a reduction for the amount owed for 690 days @\$25.00/day = \$17,250.00. The representative is requesting a reduction as the previous property owner did not come into compliance and the property is now back in the possession of the bank which brought the property into compliance as quickly as they could.

Violation: B

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 504.1, which states that all plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.

Corrective Action:

REPAIR OR REPLACE DAMAGED PLUMBING, septic tank repair replace with proper Permits applied.

This case was for plumbing/septic in disrepair. The representative for the property is requesting a reduction for the amount owed for 745 days @\$150.00/day = \$111,750.00. The representative is requesting a reduction as the previous property owner did not come into compliance and the property is now back in the possession of the bank which brought the property into compliance as quickly as they could.

13. ADJOURNMENT:

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

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

