

DEL20-183 (Screen Enclosure w/o Permit)/ 3254 AGAR TER DELTONA, FL 32738

Recommendation for Reduction in Fines

Checklist

Officer Time (Officer Rate/Hour)			\$27.93	
Site Visits	8		\$223.44	
Phone Calls	0		\$0.00	
Emails	0		\$0.00	
Preparing notes, notices	16		\$446.88	
Special Magistrate presentation(s)	2		\$55.86	
Vehicle Time (Visits x \$10)			\$10.00	
Site Visits - Travel time	8		\$80.00	
Fuel	Visits x Price of gallon	8	\$4.45	\$35.60
Equipment	8		\$80.00	
Staff Time (Hours x \$20)			\$20.00	
Mailing Time	5		\$100.00	
Meetings			\$0.00	
Phone Calls	1		\$20.00	
Emails	1		\$20.00	
Processing Liens	2		\$40.00	
Filing	2		\$40.00	
Mailing (# of Certified Mailing x \$8)			\$8.00	
Certified Mail	5		\$40.00	
Recording (recording x \$10)			\$10.00	
County Clerk Fees	2		\$20.00	
Special Magistrate (\$225 per hour)			\$ 225.00	
Hearings	3		\$675.00	
Total investment in case			\$1,876.78	

**SPECIAL MAGISTRATE HEARING
THE CITY OF DELTONA,
VOLUSIA COUNTY, FLORIDA**

CASE NO DEL-20-183

**CITY OF DELTONA, a
Florida Municipal Corporation,
Vs.
DELINA WAINWRIGHT
3254 AGAR TER
DELTONA, FL 32738**

AFFIDAVIT OF COMPLIANCE

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

1. That on 5/19/2026, I was made aware that the property, located at 3254 Agar Ter. Deltona, Florida, 32738; Permit #BLDR26-1384 for the screen enclosure issued on 5/13/26.
2. That the violator has come into compliance with: 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.
3. That the violator, having come into compliance with a fine of \$50.00 per day since October 7th, 2020; designated by the Special Magistrate's Order.
4. That is 2,045 days in non-compliance with a total fine of \$102,250.00. This is a fine against the property located at 3254 Agar Ter. Deltona, 32738. Parcel No.: 813 035 040 110, pursuant to Section 162.09 of the Florida Statutes.

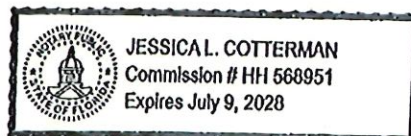


Jeff Scott, Code Compliance Officer

STATE OF FLORIDA
COUNTY OF VOLUSIA

SUBSCRIBED AND SWORN TO before me
on May 19th, 2026, by Jeff Scott,
who is personally known to me.

Notary Public Seal



CERTIFIED

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

CITY OF DELTONA

FLORIDA, a municipal corporation,

Petitioner,

vs.

DEL-20-083 MASSEY

Delina Wainwright
3254 Agar Terrace
Deltona, Florida 32738

Respondent

12/7/2020 3:18:31 PM
Instrument# 2020236811 2 pages
Book: 7953 Page: 1902
Electronically Recorded By
Volusia County Clerk of the Court

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

This cause was heard on November 18, 2020 before the undersigned Special Magistrate after due and legal notice to Respondent and public hearing, and the undersigned, 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 located at **3254 Agar Terrace, Deltona, Florida 32738.**

2. The Respondent was properly and legally noticed on November 2, 2020 of this November 18, 2020 hearing, consistent with City Code and Chapter 162, Fla. Stat.

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 October 7, 2020, as required by the Order Finding Violation and Requiring Compliance, entered by the Special Magistrate on September 23, 2020. 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 Enforcement Officer San Miguel reinspected the property for compliance on November 18, 2020. The violation (City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1) 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 November 18, 2020 hearing.

CERTIFIED

1. Respondent, Delina Wainwright, is not in compliance with the 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.

2. Based on the evidence that the time provided to comply in the prior Order of September 23, 2020 was sufficient to fully correct the violation, a fine in the amount of \$2,100.00, representing forty two (42) days at \$50.00 per day (consistent with prior Order) is imposed. The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code.

3. A Certified copy of this Order may be recorded in the Public Records of Volusia County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns of all real and personal property owned by the violator, and the findings herein shall be binding upon the violator 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 November 18th, 2020.

Wm

Special Magistrate William E. Reischmann, Jr.

WITNESS my hand and official seal this 18th day of November, 2020.

Ameyer

Notary Public, Eliangela Lima-Meyer
My Commission Expires: November 17, 2024

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: Delina Wainwright, 3254 Agar Terrace, Deltona, Florida 32738 this 1st day of December, 2020.

Ameyer

STATE OF FLORIDA
COUNTY OF VOLUSIA
Notary Public

This is to certify that the foregoing is a true and correct copy of Findings of Notice, Non-Compliance, Conclusions of Law.
witness my hand and official Seal this 3rd day of December, 2020

City Clerk's Office, City of Deltona Florida



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

CITY OF DELTONA
FLORIDA, a municipal corporation,

Petitioner,

vs.

DEL-20-083 MASSEY

Delina Wainwright
3254 Agar Terrace
Deltona, Florida 32738

Respondent

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

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1. The property which is the subject of this code enforcement action is located at **3254 Agar Terrace, Deltona, Florida 32738.**

2. The Respondent was properly and legally noticed on November 2, 2020 of this November 18, 2020 hearing, consistent with City Code and Chapter 162, Fla. Stat.

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 October 7, 2020, as required by the Order Finding Violation and Requiring Compliance, entered by the Special Magistrate on September 23, 2020. 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 Enforcement Officer San Miguel reinspected the property for compliance on November 18, 2020. The violation (City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1) 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 November 18, 2020 hearing.

1. Respondent, Delina Wainwright, is not in compliance with the 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.

2. Based on the evidence that the time provided to comply in the prior Order of September 23, 2020 was sufficient to fully correct the violation, a fine in the amount of \$2,100.00, representing forty two (42) days at \$50.00 per day (consistent with prior Order) is imposed. The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code.

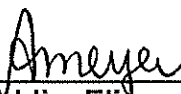
3. A Certified copy of this Order may be recorded in the Public Records of Volusia County and shall constitute notice to any subsequent purchasers, successors in interest, or assigns of all real and personal property owned by the violator, and the findings herein shall be binding upon the violator and 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 November 18th, 2020.


Special Magistrate William E. Reischmann, Jr.

WITNESS my hand and official seal this 18th day of November, 2020.

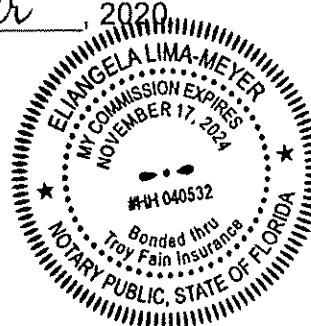

Notary Public, Eliangela Lima-Meyer
My Commission Expires: November 17, 2024

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: Delina Wainwright, 3254 Agar Terrace, Deltona, Florida 32738 this 1st day of December, 2020.


Hearing Clerk







11-18-2020 02:43 PM

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

CASE NO.: DEL-20-083 (Massey)

CITY OF DELTONA, a
Florida municipal corporation,

VS

DELINA WAINWRIGHT
Respondent

NOTICE OF HEARING/NOTICE TO IMPOSE FINE

STATE OF FLORIDA
COUNTY OF VOLUSIA

TO: DELINA WAINWRIGHT
3254 AGAR TERRACE
DELTONA, FL 32738

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 **3254 AGAR TERRACE, DELTONA, FL 32738**.

Corrective action: You must obtain a permit for the rear screen enclosure. 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. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **11/18/2020**.

A hearing concerning this violation is set before the Code Enforcement Special Magistrate on **11/18/2020 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.

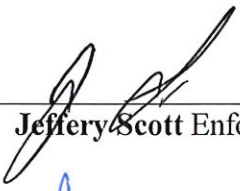
Pursuant to FS 162.06, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the code enforcement officer, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the Hearing,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

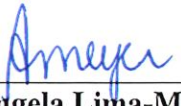
If you wish to have any witnesses subpoenaed or have any other questions please contact the Hearing Clerk immediately at 386-878-8703.

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 28th day of October, 2020.



Jeffery Scott Enforcement Services Officer

Angela Lima-Meyer Code Enforcement Hearing Clerk

Altkey: 2771003
WAINWRIGHT DELINA

Parcel ID: 813035040110
3254 AGAR TER , DELTONA

Parcel

Short Parcel Id 813035040110
Property Location 3254 AGAR TER, DELTONA, 32738
PC Code 0100 - SINGLE FAMILY
Total Bldgs 1
Neighborhood 5618 - DELTONA LAKES UNIT 35
Business Name
Homestead Property No

Primary Owner

Owner WAINWRIGHT DELINA

In Care Of

Mailing Address 3254 AGAR TER
DELTONA FL 32738
[Change Mailing Address Online](#)

All Owners

#	Owner 1	Owner 2	Owner %	Owner Type(s)
0	WAINWRIGHT DELINA		100	FS - Fee Simple

Legal

Millage Group 016-DELTONA
Legal Description LOT 11 BLK 909 DELTONA LAKES UNIT 35 MB 27 PGS 150-157 INC PER OR 4518
PG 1036 PER OR 6668 PGS 3117-3118 PER OR 6699 PG 0052 PER OR 6699 PG
0053
Map TWP-RNG-SEC 18 - 31 - 30
Subdivision-Block-Lot 35 - 04 - 0110
Date Created 20-DEC-81
Year Annexed

Special Assessment

Project #	Description	Units	Rate	Amount
0161	DELTONA GARBAGE	1.00	\$202.80	\$202.80
0162	DELTONA IMPV STRMWATER-RES	1.00	\$128.00	\$128.00

Sales

Book/Page	Instr Type	Inst #	Sale Date	V/I	Sale Price
6699 / 0053	WD-WARRANTY DEED	2012061576	04/02/2012	I	\$71,500
6699 / 0052	WD-WARRANTY DEED	2012061575	03/19/2012	I	\$100
6668 / 3117	CT-CERTIFICATE OF TITLE	2012003789	01/06/2012	I	\$100
4518 / 1036	WD-WARRANTY DEED	2000018190	01/15/2000	I	\$74,900
4430 / 0720	WD-WARRANTY DEED	1999091799	04/15/1999	V	\$7,000
1768 / 0361	WD-WARRANTY DEED		02/15/1975	V	\$1,600

County Links

Property Tax Bill [CLICK HERE](#)
Link to Permits [CLICK HERE](#)

Other Links

Google Street Address [CLICK HERE](#)
Bing Maps [CLICK HERE](#)

Land & Agriculture

#	Land Code	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0101-IMP PVD THRU .49 AC	FRONT FOOT		.2382	10,374	91.0	114	270.00	\$19,373

Land Summary

Land Code	0101-IMP PVD THRU .49 AC
Total Land Value	\$19,373
Value/Square Feet	1.87
Value/Acre	81,330.81
Depth Factor	.95
Location Factor	100
Influence 1	-17 - Shape
Influence 2	-

Total Land Value

Total Land Value

\$19,373

AGVAL Summary

AG Value
Appraised Value
Non AG Just Value
Total Land Value

Residential

Card (Bldg) #	1
# Stories	1
Style	
Improvement Type	R1 - Single Family
Quality Grade	300
Arch Design	-
Year Built	1999
Total SFLA	1,534

Exterior Wall	15 - CONCRETE - CINDER BLOCK
Foundation	3 - CONCRETE SLAB
HVAC	Y - AIR CONDITIONING
Floor Type	14 - CARPET
Roof Type	14 - HIP
Roof Cover	3 - ASPHALT SHINGLE
Wall Type	5 - DRYWALL
Heat Source	1 - ELECTRICITY
Heat Method	6 - FORCED DUCTED
Bedrooms	3
2 Fixture Baths	0
3 Fixture Baths	2
4 Fixture Baths	0
5 Fixture Baths	0
6 Fixture Baths	0
7 Fixture Baths	0
Addl Fixtures	0
FPL: Stacks/Openings/Blt In	//

Total Building Value

\$145,808

Additions to Base Area

Building	Description	Year Built	Area
1	MAIN BUILDING		1,534
1	Unfinished Garage		380
1	Patio		180
1	Porch, Open Finished		6
1	Patio	2012	304

Prepared by and returned to:
City of Deltona, City Clerk
2345 Providence Blvd.
Deltona, FL 32725

10/5/2020 8:59:55 AM
Instrument# 2020189396 2 pages
Book: 7921 Page: 1592
Electronically Recorded By
Volusia County Clerk of the Court

CERTIFIED

**Special Magistrate Code Enforcement Hearing
IN AND FOR THE CITY OF DELTONA,
VOLUSIA COUNTY, FLORIDA
Case No. DEL-20-083**

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

Vs.

**Delina Waiwright
3254 Agar Terrace
Deltona, Florida 32738**

Respondent(s)

ORDER FINDING VIOLATION AND REQUIRING COMPLIANCE

THIS CAUSE came on for public hearing before the Special Magistrate, on September 23, 2020 after due notice to Respondent. The Special Magistrate heard testimony under oath, received evidence (from Officer Scott), made Findings of Fact and reached Conclusions of Law and thereupon issued his oral Order at the September 23, 2020 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 18-3, 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.

It is thereupon ORDERED that Respondent is in violation of City Code and that the Respondent correct the violation no later than fourteen (14) days after September 23, 2020; that in the event the Respondent does not comply with this Order, a fine in the amount of \$50.00 will be imposed for each and every day the violation continues past the aforesaid date; that the Respondent is further ordered to contact the Code

CERTIFIED

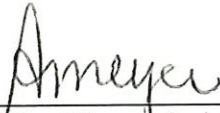
Enforcement Officer to verify compliance with the Order, on/at the property described as Parcel No.: 813035040110, physical address described as: **3254 Agar Terrace, Deltona, Florida 32738.**

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 23rd day of September, 2020.

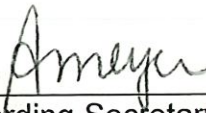


Notary Public, Eliangela Lima-Meyer
My Commission Expires: November 17, 2020

Seal



I HEREBY CERTIFY that a true and correct copy of the above and foregoing ORDER FINDING VIOLATION AND REQUIRING COMPLIANCE has been furnished by mail to: Delina Wainwright, 3254 Agar Terrace, Deltona, Florida 32738 this 25th day of September, 2020.



Recording Secretary



STATE OF FLORIDA
COUNTY OF VOLUSIA

This is to certify that the foregoing is a true and correct copy of Order Finding Violation and Requiring Compliance

witness my hand and official Seal this 1st day of

October, 2020

Elizabeth Keys
Elizabeth Keys

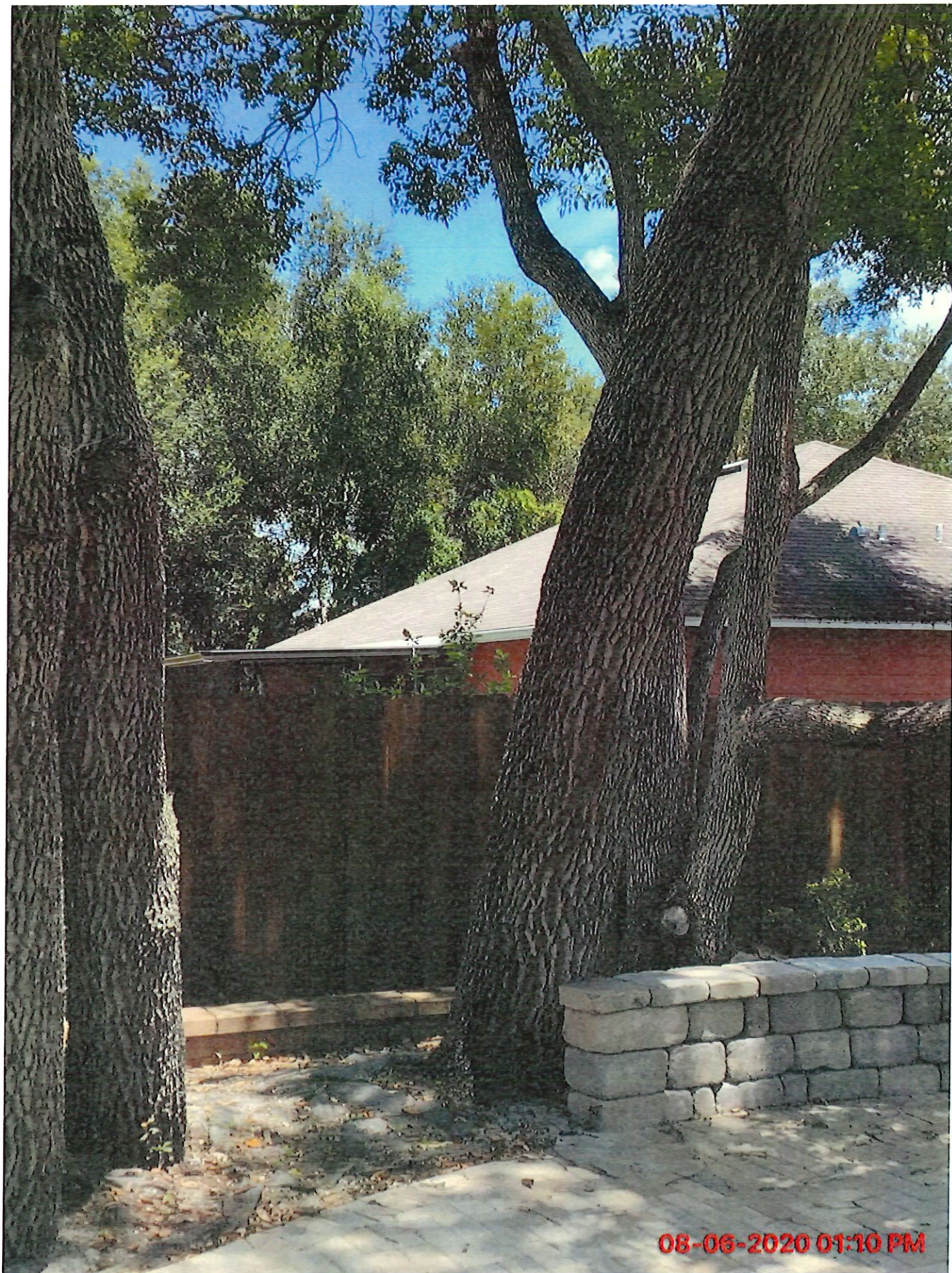
City Clerk's Office, City of Deltona Florida



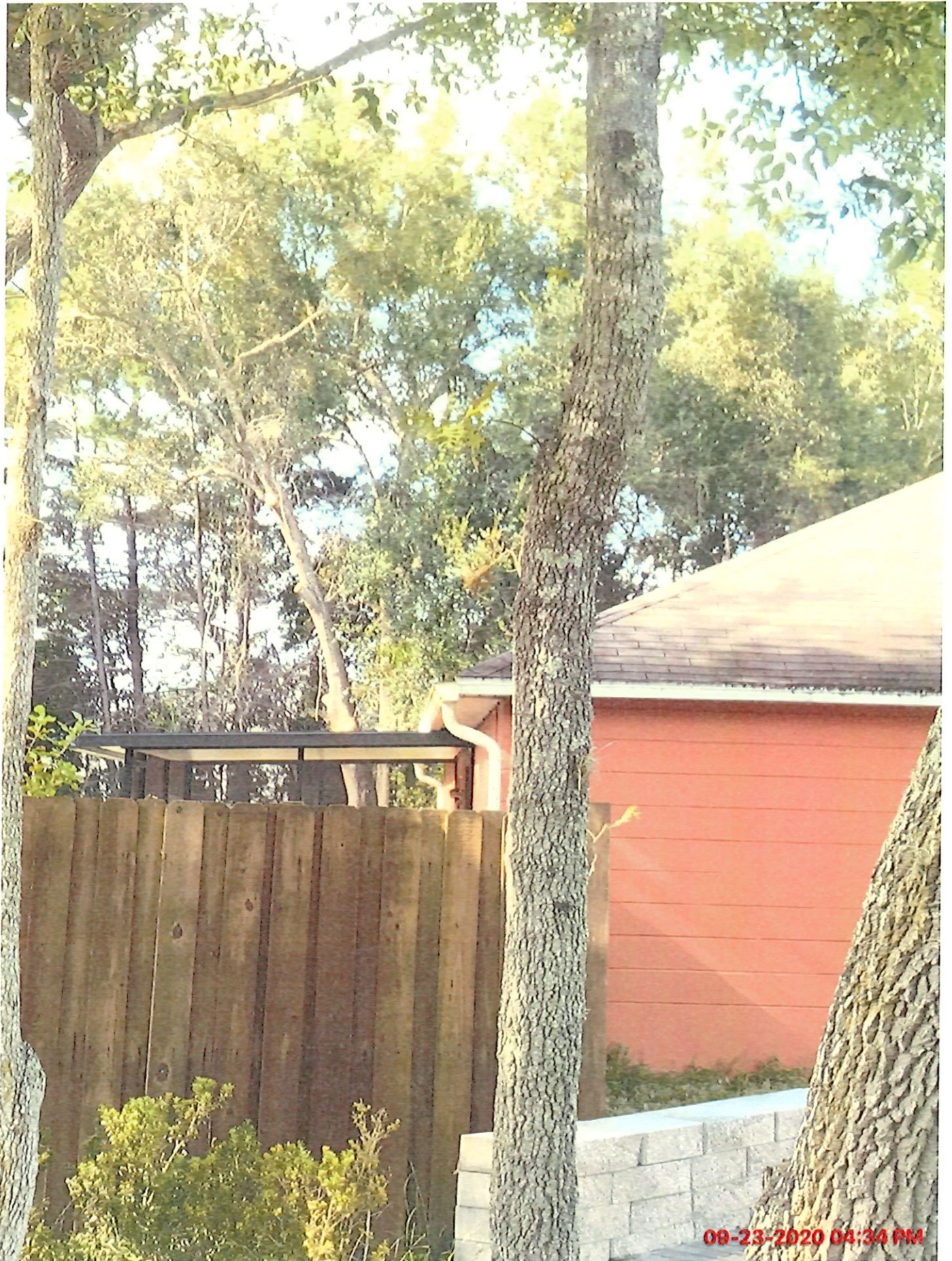
09-11-2020 10:44 AM

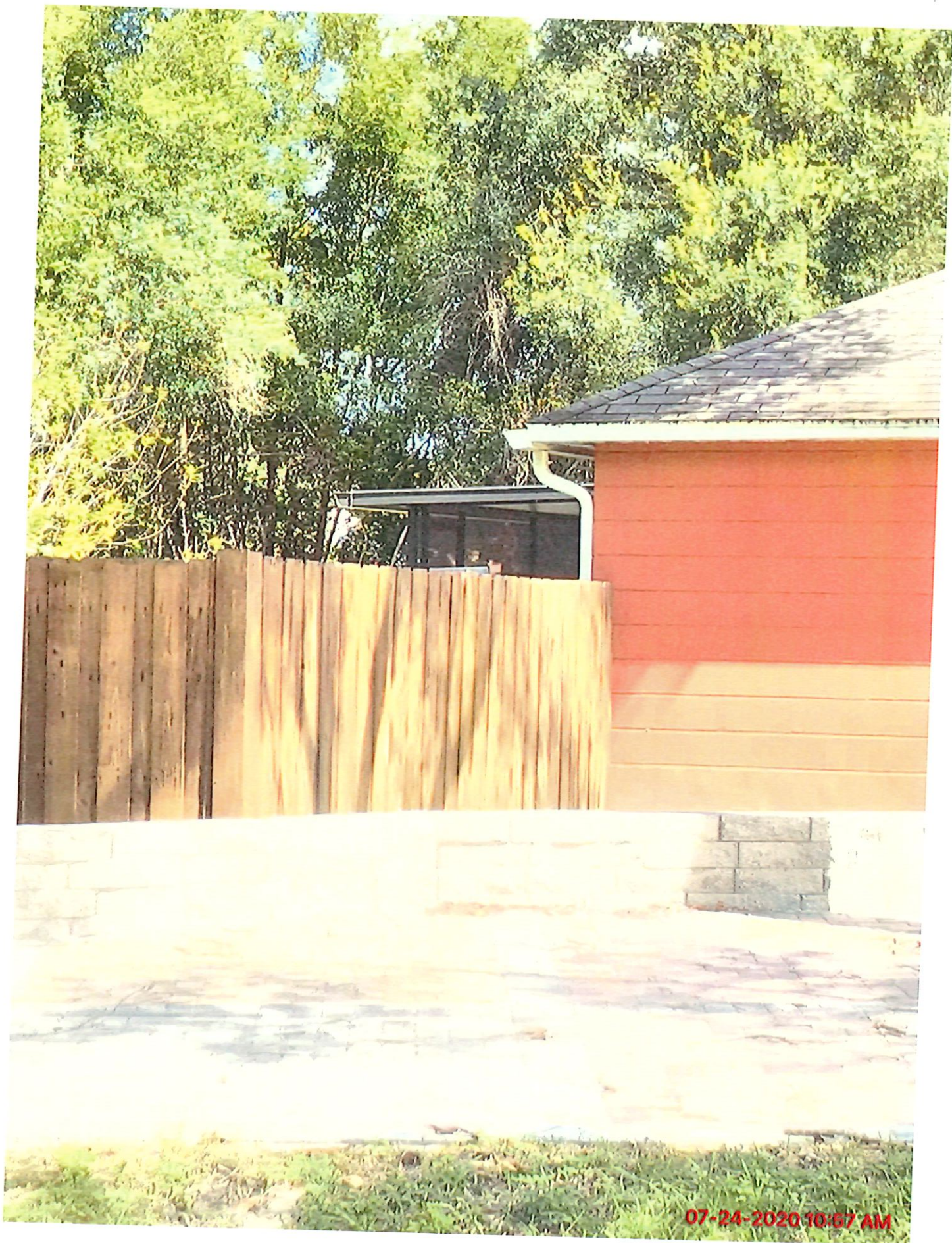


08-06-2020 01:24 PM









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