

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

Case No.: MASSEY DEL-23-184

City of Deltona, a  
Florida Municipal Corporation

VS

TAH MS BORROWER LLC  
CO: %TRICON AMERICAN HOMES LLC  
Respondent

EXHIBITS

Exhibit A	Case Detailed Report
Exhibit B	Photo of violation
Exhibit C	Notice of Violation
Exhibit D	Notice of Hearing
Exhibit E	Property Appraisers Records
Exhibit F	Certified Mailing Records
Exhibit G	Affidavit of Service



## CODE CASE DETAILED REPORT (BLD22-1432)

Note	Created By	Date and Time Created															
<p>1. Homeowner has placed new Fence panels left and right side of home.</p> <p>No current Permit in Energov system. I will check TrakIT at office to confirm if there was a prior Permit.</p> <p>I will leave a DH(Door Hanger) courtesy notice for the Homeowner to apply for the permit.</p>	Todd Meade	12/6/2022 12:27 pm															
<p>2. Spoke with the tenant, he will forward the information to the Property Management company to get the application for a Permit submitted.</p> <p>Left DH with tenant.</p>	Todd Meade	12/6/2022 12:38 pm															
<p>3. Property Management company hired someone to erect the Fence after Hurricane damage</p>	Todd Meade	12/6/2022 12:44 pm															
<p>4. No contact from the Property Owner or Maintenance Manager for the Fence. I am posting the property with a Notice of Violation today.</p> <p>Case would proceed to Special Magistrate in April/June if not in compliance.</p>	Todd Meade	3/21/2023 10:29 am															
<p>5. CERTIFIED MAIL 7016-3010-0000-0546-2306</p>	monique anthony	3/21/2023 12:43 pm															
<p>6. Notice of Hearing posted on garage door. No Permit on Fence.</p> <p>I have mentioned the property to the Property Manager in the area for a Permit on the Fence. No action by the owner of record at this time.</p>	Todd Meade	5/14/2023 11:11 am															
<p>7. DEL-23-184            Property Address: 1571 PENDLETON STREET, DELTONA, FL 32725            Parcel ID: 813011230510            Property Owner:            TAH MS BORROWER LLC            %TRICON AMERICAN HOMES LLC            1508 BROOKHOLLOW DRIVE, SANTA ANA, CA 92705            Violation: City of Deltona Section 18-3 of the Florida Building Code, Section 105.1 - Permit for fence            Officer Todd Meade            Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM July 23, 2023 after this Order is entered in writing; 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 Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.</p>	Todd Meade	6/19/2023 10:25 am															
<p>8. Order Finding Violation and Requiring Compliance Recorded (07/20/2023) - Instrument #2023148446 - BOOK: 8435/PAGE: 3966.</p>	Vanessa Buck	8/14/2023 4:54 pm															
<p>9. Recorded Order Finding Violation and Requiring Compliance mailed out via Certified Letter #7022 2410 0002 9259 0379.</p>	Vanessa Buck	8/17/2023 10:07 am															
<p>10. NOTICE OF HEARING SENT CERTIFIED MAIL SEPTEMBER 15, 2023 #7021 1970 0000 4248 0241</p>	Renee Cairney	9/15/2023 8:27 am															
<p>11. Posted NOH Massey on front door. No Permit for Fence. I have not heard back from representative with TriCon on Permit application or issued Permit.</p>	Todd Meade	9/17/2023 3:27 pm															
<table border="1"> <thead> <tr> <th>Activity Type</th> <th>Activity Number</th> <th>Activity Name</th> <th>User</th> <th>Created On</th> </tr> </thead> <tbody> <tr> <td>COURTESY NOTICE</td> <td>COURT-011098-2022</td> <td></td> <td>Todd Meade</td> <td>12/06/2022</td> </tr> <tr> <td>NOTICE OF VIOLATION LETTER SENT</td> <td>NOV-001992-2023</td> <td></td> <td>Todd Meade</td> <td>03/21/2023</td> </tr> </tbody> </table>	Activity Type	Activity Number	Activity Name	User	Created On	COURTESY NOTICE	COURT-011098-2022		Todd Meade	12/06/2022	NOTICE OF VIOLATION LETTER SENT	NOV-001992-2023		Todd Meade	03/21/2023		
Activity Type	Activity Number	Activity Name	User	Created On													
COURTESY NOTICE	COURT-011098-2022		Todd Meade	12/06/2022													
NOTICE OF VIOLATION LETTER SENT	NOV-001992-2023		Todd Meade	03/21/2023													

# CODE CASE DETAILED REPORT (BLD22-1432)

**Violation Code:** SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT      **Violation Status:** IN VIOLATION

**Citation Issue Date:** 12/06/2022

**Compliance Date:** 04/04/2023

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

**Resolved Date:**

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

Inspection Number	Inspection Type	Inspection Status	Inspection Date
ICODE-018435-2023	BUILDING CODE ENFORCEMENT	IN VIOLATION	14/05/2023 11:08 am
ICODE-028963-2023	BUILDING CODE ENFORCEMENT	IN VIOLATION	24/05/2023 12:38 pm
ICODE-030747-2023	BUILDING CODE ENFORCEMENT	IN VIOLATION	17/09/2023 3:25 pm
ICODE-050604-2023	BUILDING CODE ENFORCEMENT	SCHEDULED	27/09/2023 3:26 pm
ICODE-064629-2022	BUILDING CODE ENFORCEMENT	IN VIOLATION	21/03/2023 10:26 am















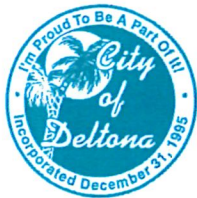


05-14-2023 11:07 AM









**CITY OF DELTONA**

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

<b>VIOLATION NOTICE</b>	Case Number: <b>BLD22-1432</b>
	Case Type: <b>BUILDING</b>
	Date Case Established: <b>12/06/2022</b>
	Compliance Deadline: <b>12/21/2022</b>

**OWNER:** TAH MS Borrower LLC CO :% Tricon American Homes LLC

**Mailing Address**

TAH MS Borrower LLC CO :% Tricon American Homes LLC  
1508 Brookhollow DR  
Santa Ana, CA 92705

**Notice of Violation for the following location:**

**Address**

**Parcel**

1571 PENDLETON ST DELTONA, FL 32725	813011230510
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Pursuant to FS 162.06, if the violation is corrected and then recurs, or if the violation is not corrected by the date specified herein, a citation may be issued or the case may be presented to the City Code Enforcement Special Magistrate, who has the authority to fine up to \$250.00 per day for each violation of an Ordinance. Please contact the Code Compliance Officer for additional information or assistance.

**Violation:** SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

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

**Compliance Date:** 12/21/2022

A follow-up inspection will be conducted. Continued violations will result in a citation being issued or a Public Hearing before the Special Magistrate. The Special Magistrate has the authority to fine up to \$250.00 per day for each violation of an Ordinance of the City of Deltona. Please contact the Enforcement Services Officer for additional information or assistance.

**THIS NOTICE OF VIOLATION REQUIRES YOUR IMMEDIATE ATTENTION.**

We need your help to make the city a safer place by correcting the health/safety concern.

Sincerely,

Todd Meade



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

**CASE NO.: DEL – 23-184 MASSEY**

CITY OF DELTONA, a  
Florida municipal corporation,

**VS**

TAH MS BORROWER LLC  
Respondent

**NOTICE OF HEARING/NOTICE TO IMPOSE FINE**

STATE OF FLORIDA  
COUNTY OF VOLUSIA

TO: TAH MS BORROWER LLC  
%TRICON AMERICAN HOMES LLC  
1508 BROOKHOLLOW DR  
SANTA ANA CA 92705

**YOU ARE HEREBY NOTIFIED** that you were charged with a violation of an Ordinance of the City of Deltona: 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. On your real property located at **1571 PENDLETON STREET, DELTONA, FL 32725. Parcel ID: 813011230510.**

**Corrective action:** You must obtain a permit for the Fence. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained. You are hereby notified that a fine may be ordered if the violation is not corrected before the Hearing date of **September 27, 2023.**

A hearing concerning this violation is set before the Code Compliance Special Magistrate on **September 27, 2023 at 5:30 p.m.** 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 Hearing Clerk 48 hours in advance of the meeting at 386-878-8703.

**DATED this September 5, 2023**

  
\_\_\_\_\_  
**Todd Meade: Code Compliance Officer**

  
\_\_\_\_\_  
**Renée Cairney: Special Magistrate Hearing Clerk**





Volusia County Property Appraiser

123 W. Indiana Ave., Rm. 102

DeLand, FL. 32720

Phone: (386) 736-5901 Web: [vcpa.vcgov.org](http://vcpa.vcgov.org)

**AltKey: 2673737**

**Parcel ID: 813011230510**

**TAH MS BORROWER LLC**

**1571 PENDLETON ST, DELTONA, FL**

### Parcel Summary

<b>Alternate Key:</b>	2673737
<b>Parcel ID:</b>	813011230510
<b>Township-Range-Section:</b>	18 - 31 - 30
<b>Subdivision-Block-Lot:</b>	11 - 23 - 0510
<b>Owner(s):</b>	TAH MS BORROWER LLC - FS - Fee Simple - 100%
<b>Mailing Address On File:</b>	%TRICON AMERICAN HOMES LLC 1508 BROOKHOLLOW DR SANTA ANA CA 92705
<b>Physical Address:</b>	1571 PENDLETON ST, DELTONA 32725
<b>Property Use:</b>	0100 - SINGLE FAMILY
<b>Tax District:</b>	016-DELTONA
<b>2023 Proposed Millage Rate:</b>	19.7779
<b>Neighborhood:</b>	5676
<b>Business Name:</b>	
<b>Subdivision Name:</b>	
<b>Homestead Property:</b>	No



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[app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://reg.usps.com/xsell?app=UspsTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

Tracking Number:

## 70211970000042480241

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Add to Informed Delivery (<https://informeddelivery.usps.com/>)

### Latest Update

Your item arrived at our USPS facility in LAKE MARY FL DISTRIBUTION CENTER on September 23, 2023 at 10:48 pm. The item is currently in transit to the destination.

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### Moving Through Network

- Arrived at USPS Regional Facility  
LAKE MARY FL DISTRIBUTION CENTER  
September 23, 2023, 10:48 pm
- Arrived at USPS Regional Facility  
ORLANDO FL DISTRIBUTION CENTER  
September 23, 2023, 9:50 am
- See All Tracking History

[What Do USPS Tracking Statuses Mean?](https://faq.usps.com/s/article/Where-is-my-package)  
(<https://faq.usps.com/s/article/Where-is-my-package>)

Feedback

Text & Email Updates



USPS Tracking Plus®



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

## Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

F

In and for the CITY of DELTONA, FLORIDA

CITY of DELTONA

Vs.

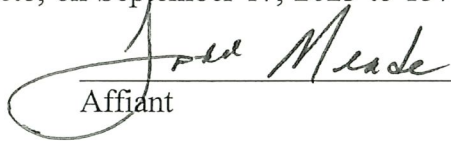
TAH MS BORROWER LLC  
CO: %TRICON AMERICAN HOMES LLC  
DEL23-184(MASSEY)

AFFIDAVIT OF SERVICE


STATE of FLORIDA  
(COUNTY of VOLUSIA)

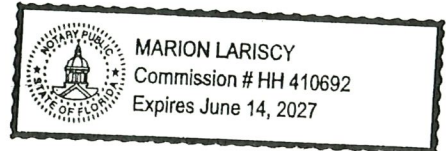
Before me the undersigned authority, September 17, 2023, personally appeared Code Compliance Officer Todd Meade, who, being first duly sworn deposes and says:

1. I am a Code Compliance Officer with the City of Deltona, Florida.
2. I Posted the Notice of Violation and the Notice of Hearing pertaining to this matter, a true copy of which is attached hereto, on September 17, 2023 to 1571 Pendleton St., DELTONA, FL 32725

  
\_\_\_\_\_  
Affiant

Sworn and affirmed to before me by Todd Meade, on September 17, 2023 who  is personally known to me  produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary, State of Florida  
(Seal)



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