

# City of Deltona

May 16, 2023

City of Deltona  
Code Compliance  
2345 Providence Blvd.  
Deltona, FL 32725  
Ph: (386) 878-8100

**Re: Payoff ONLY for 1299 Fountainhead Drive, Deltona, FL 32725**

The following is the payoff amount regarding the aforementioned property:

**SPECIAL MAGISTRATE DEL CASE(S):**

**Case DEL-22-060 MASSEY (recorded 5/16/2022 - Book 8254 / Page 727) the amount owed at 223 days @ \$100.00 / day to date (November 3, 2022) is \$22,300.00** as indicated in the orders recorded.

**Case DEL-22-061 MASSEY (recorded 5/16/2022 - Book 8254 / Page 729) the amount owed at 227 days @ \$100.00 / day to date (November 7, 2022) is \$22,700.00** as indicated in the orders recorded.

**Case DEL-22-062 MASSEY (recorded 5/16/2022 - Book 8254 / Page 731) the amount owed at 301 days @ \$100.00 / day to date (January 20, 2023) is \$30,100.00** as indicated in the orders recorded.

The total fine(s) owed is **\$75,100.00** for aforementioned DEL cases.

**PLEASE NOTE: The fine needs to be paid as well as the violation corrected in order for us to issue an Order of Compliance.**

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.

**COMMUNITY DEVELOPMENT DEPARTMENT  
CODE COMPLIANCE DIVISION / LIENS**  
2345 Providence Boulevard, Deltona, Florida 32725-1806  
Phone (386) 878-8705 • Fax (386) 789-7237  
Webpage: [www.deltonafl.gov](http://www.deltonafl.gov)

To obtain information concerning the status of **Permits**, please fax **Building Services** at **386-878-8651** or call **386-878-8660**. To obtain **Utility information (Deltona Water)** on **billings, etc.**, include the address requested and please fax request(s) to **386-574-0163 Attn: Customer Service**, email [wdinfo@deltonafl.gov](mailto:wdinfo@deltonafl.gov) or phone **386-575-6800**. If additional information is needed please do not hesitate to contact me at **386-878-8705**.

**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  
Administrative Supervisor

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

CASE NO. DEL-22-061

**CITY OF DELTONA**, a  
Florida Municipal Corporation,  
Vs.  
VERMONT LLC  
9907 8<sup>th</sup> St #1269  
Gotha, Florida 34734

***AFFIDAVIT OF COMPLIANCE***

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

1. That on 1/30/2023, I found that the property is now in compliance. A permit was issued on 11/7/2022.
2. That the violator has come into compliance with the Codes and Ordinances of the City of Deltona, Florida as required by the Special Magistrate's Order of **March 23, 2022**. This cause came on for Public Hearing before the Special Magistrate on March 23, 2022 after due notice to Respondent(s).
3. A LIEN of \$100 a day for a total of ~~198~~ <sup>227</sup> days accrued a fine of \$19,800.
4. **THIS LIEN SHALL BE LEVIED.**

  
\_\_\_\_\_  
Danny Ron, Code Compliance

STATE OF FLORIDA  
COUNTY OF VOLUSIA

SUBSCRIBED AND SWORN TO before me  
On January 31, 2023 by Danny Ron, 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 22 – 061 MASSEY**

**Vermont LLC  
9907 8<sup>th</sup> St #1269  
Gotha, FL 34743**

Respondent.

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

**THIS CAUSE** was heard on April 27, 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# 813010190030**, with physical address **1299 Fountainhead Dr., Deltona, FL 32725**.

2. The Respondent was properly and legally noticed on March 28, 2022, of this April 27, 2022 hearing, consistent with City Code and Chapter 162, Fla. Stat. The Respondent was not present.

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 March 25, 2022, as required by the Order Finding Violation and Requiring Compliance, entered by the Special Magistrate on February 23, 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 Taylor Soukup inspected the property for compliance on April 27, 2022. The violation City of Deltona Ordinance Section 18-5, 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 April 27, 2022 hearing.

**BASED ON THE FOREGOING IT IS ORDERED that:**

CERTIFIED

1. Respondent, **Vermont LLC**, 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 Order of February 23, 2022, was sufficient to fully correct the violation, the fine in the amount of \$3,300, representing 33 days (consistent with prior Order) is hereby imposed this date of April 27, 2022, at a rate of \$100 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 April 27, 2022.

Special Magistrate William E. Reischmann, Jr.

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 FINDINGS OF NOTICE AND NON-COMPLIANCE, CONCLUSIONS OF LAW, AND ORDER OF FINE has been furnished by mail to: **Vermont LLC 9907 8<sup>th</sup> St #1269 Gotha, FL 34743** this 11 day of **May, 2022**.

Miron San Miguel Hearing Clerk

STATE OF FLORIDA  
COUNTY OF VOLUSIA

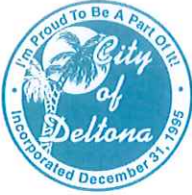
This is to certify that the foregoing is a true and correct copy of Findings of Notice and Non-Compliance, Conclusions of Law, and Order of Fine witness my hand and official Seal this 13<sup>th</sup> day of

May 2022

Elizabeth Key  
Elizabeth Key

City Clerk's Office, City of Deltona Florida





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

Case Number: **BLD21-0856**

Case Type: **BUILDING**

Date Case Established: **11/22/2021**

Compliance Deadline: **01/03/2022**

## VIOLATION NOTICE

**OWNER:** Vermont LLC

**Mailing Address**

Vermont LLC  
9907 8th ST 1269  
Gotha, FL 34734

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

**Address**

**Parcel**

1299 FOUNTAINHEAD DR  
DELTONA, FL 32725

**813010190030**

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. 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:** 01/03/2022

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,

Taylor Soukup



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: 2668784

VERMONT LLC

Parcel ID: 813010190030

1299 FOUNTAINHEAD DR, DELTONA, FL

### Parcel Summary

Alternate Key:	2668784
Parcel ID:	813010190030
Township-Range-Section:	18 - 31 - 30
Subdivision-Block-Lot:	10 - 19 - 0030
Owner(s):	VERMONT LLC - FS - Fee Simple - 100
Mailing Address On File:	9907 8TH ST #1269 GOTHA FL 34734
Physical Address:	1299 FOUNTAINHEAD DR, DELTONA 32725
Property Use:	0100 - SINGLE FAMILY
Tax District:	016-DELTONA
2020 Certified Millage Rate:	21.6088
Neighborhood:	5684
Business Name:	
Subdivision Name:	
Homestead Property:	No



Recommendation for Reduction in Fines Checklist  
DEL22-061 (BLD21-0856)  
1299 FOUNTAINHEAD DRIVE

**TOTAL: \$640.00**

Officer Time (Officer rate x hours)

Site Visits

Phone calls

Emails

Preparing notes, notices

Special Magistrate Presentation(s)

10 VISITS – 30 MIN EA., 5 HRS      **TOTAL \$200.00**

3 HRS PREPARING AND 2 HRS FOR SPECIAL  
MAGISTRATE, 5 HOURS      **TOTAL \$100.00**

Vehicle Time (Visits X \$10)

Site Visits – travel time

Fuel

Equipment

10 VISITS      **TOTAL \$100.00**

Staff Time (Hours X \$20)

Mailing Time

Meetings

Phone calls

Emails

Processing Liens

Filing

5 HOURS      **TOTAL \$100.00**

Mailing (# of certified mailing X \$8)

Certified Mail

5 MAILINGS      **TOTAL \$40.00**

Recording (recording X \$10)

County Clerk Fees

RECORDING      **TOTAL \$10.00**

Special Magistrate (\$175 per hour)

3 PRESENTATIONS      **TOTAL \$90.00**