



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes Special Magistrate

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**Wednesday, June 22, 2022**

**5:30 PM**

**Deltona Commission Chambers**

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### **1. CALL TO ORDER:**

### **2. ROLL CALL:**

Special Magistrate William E. Reischmann Jr.  
Director Ron Paradise  
Assistant Director Richard Lovett  
Code Compliance Supervisors Mark Gibson and Danny Ron  
Hearing Clerk Miron San Miguel  
Officer Marion Lariscy  
Officer Steve Braukhoff  
Officer Jeff Scott  
Officer Kristen Coulter  
Officer Taylor Soukup  
Officer Bashir Tourkzi  
Officer Tyler Russo

### **3. PLEDGE TO THE FLAG:**

### **4. SPECIAL MAGISTRATE STATEMENT:**

Presented by William E. Reischmann Jr.  
Mr. Reischmann has taken Judicial Notice of all City of Deltona Ordinances, State Statutes, Florida Building and Fire Codes and the International Property Maintenance Code.

### **5. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

### **6. APPROVAL OF AGENDA & MINUTES:**

The Agenda of the Special Magistrate Hearing for June 22, 2022 were approved by the Special Magistrate William E. Reischmann Jr.

### **7. ANNOUNCEMENTS:**

Special Magistrate Reischmann stated cases 22-098, 22-147, 22-167, 22-169, 22-171, 22-172, 22-186, 22-189 are Withdrawn. Special Magistrate Reischmann stated cases 22-108, 22-131, 22-134, 22-159, 22-160, 22-161, 22-162, 22-175, 22-177, 22-178, 22-179 are Continued.

**DEL-22-098 MASSEY****Property Address:****1596 Canfield Terrace., Deltona, FL 32725****Parcel ID: 813055030100****Property Owner:****Hughes Sandra L****1596 Canfield Terrace., Deltona, FL 32725****Violation:****City of Deltona Section 66-18 (e) (vehicle parking)****Officer Marion Lariscy**

WITHDRAWN

**DEL-22-108 MASSEY****Property Address:****2849 W. Huron Dr., Deltona, FL 32738****Parcel ID: 813032900010****Property Owner:****Mason James****2849 W. Huron Dr., Deltona, FL 32738****Violation:****City of Deltona Section 66-18 (h) (restrictions on trucks and other vehicles)****Officer Nick Lopez**

CONTINUED

**DEL-22-131 MASSEY****Property Address:****2849 W. Huron Dr., Deltona, FL 32738****Parcel ID: 813032900010****Property Owner:****Mason James****2849 W. Huron Dr., Deltona, FL 32738****Violation:****City of Deltona Section 18-3, Section 105.1 (Permit)****Officer Nick Lopez**

CONTINUED

**DEL-22-147****Property Address:****1465 Gainesville Dr., Deltona, FL 32725****Parcel ID: 813072190110****Property Owner:****Arroyo Randall Antonio****2904 Tampico Dr., Orlando, FL 32812****Violation:****City of Deltona Section 18-5, IPMC Section 304.7 (roof and flashing)****Officer Nelson Nieves**

WITHDRAWN

**DEL-22-159****Property Address:****2864 Jewel Ave., Deltona, FL 32738****Parcel ID: 813032990370****Property Owner:****Arena Wholesale Inc****9101 Southern Breeze Dr., Orlando, FL 32836****Violation:****City of Deltona Section 18-3, Section 105.1 (permit)****Officer Nick Lopez**

CONTINUED

**DEL-22-160****Property Address:****2864 Jewel Ave., Deltona, FL 32738****Parcel ID: 813032990370****Property Owner:****Arena Wholesale Inc.****9101 Southern Breeze Dr., Orlando, FL 32836****Violation:****City of Deltona Section 18-3, Section 105.1 (Permit)****Officer Nick Lopez**

CONTINUED

**DEL-22-161****Property Address:****2864 Jewel Ave., Deltona, FL 32738****Parcel ID: 813032990370****Property Owner:****Arena Wholesale Inc.****9101 Southern Breeze Dr., Orlando, FL 32836****Violation:****City of Deltona Section 18-5, IPMC Section 302.7 (accessory structures)****Officer Nick Lopez**

CONTINUED

**DEL-22-162****Property Address:****2864 Jewel Ave., Deltona, FL 32738****Parcel ID: 813032990370****Property Owner:****Arena Wholesale Inc.****9101 Southern Breeze Dr., Orlando, FL 32836****Violation:****City of Deltona Section 38-110 (2) (waste and debris)****Officer Nick Lopez**

CONTINUED

**DEL-22-167****Property Address:****2769 Fayson Circle, Deltona, FL 32738****Parcel ID: 813043340130****Property Owner:****Greenberg Mark****PO Box 39035, Deltona, FL 32739****Violation:****City of Deltona Section 18-5, IPMC Section 304.2 (exterior surfaces)****Officer Taylor Soukup**

WITHDRAWN

**DEL-22-169****Property Address:****1441 Stillwater Ave., Deltona, FL 32725****Parcel ID: 813030180310****Property Owner:****Wegman Tristan Joseph****1441 Stillwater Ave., Deltona, FL 32725****Violation:****City of Deltona Section 18-5, IPMC 302.7 (accessory structures)****Officer Bashir Tourkzi**

WITHDRAWN

**DEL-22-171****Property Address:****514 Giralda Ave., Deltona, FL 32725****Parcel ID: 813005240180****Property Owner:****Montalvo David****514 Giralda Ave., Deltona, FL 32725****Violation:****City of Deltona Section 18-3, Section 105.1 (permit)****Officer Bashir Tourkzi**

WITHDRAWN

**DEL-22-172****Property Address:****514 Giralda Ave., Deltona, FL 32725****Parcel ID: 813005240180****Property Owner:****Montalvo David****514 Giralda Ave., Deltona, FL 32725****Violation:****City of Deltona Section 18-3, Section 105.1 (permit)****Officer Bashir Tourkzi**

WITHDRAWN

**DEL-22-175****Property Address:****1235 Providence Blvd., Deltona, FL 32725****Parcel ID: 813005060010****Property Owner:****Providence Plaza Partners LP ECA Buligo Providence****13041 W. Linebaugh Ave., Tampa, FL 33626****Violation:****City of Deltona Section 18-5, IPMC Section 304.2 (exterior surfaces)****Officer Dennis Mues**

CONTINUED

**DEL-22-177****Property Address:****2123 Saxon Blvd., Deltona, FL 32725****Parcel ID: 802301120080****Property Owner:****Expert Car Care 3 LLC****1009 Hill St., New Smyrna, FL 32169****Violation:****City of Deltona Section 18-5, IPMC Section 304.7 (roof and flashing)****Officer Dennis Mues**

CONTINUED

**DEL-22-178****Property Address:****2123 Saxon Blvd., Deltona, FL 32725****Parcel ID: 802301120080****Property Owner:****Expert Car Care 3 LLC****1009 Hill St., New Smyrna, FL 32169****Violation:****City of Deltona Section 37-10 (public nuisance)****Officer Dennis Mues**

CONTINUED

**DEL-22-179****Property Address:****2123 Saxon Blvd., Deltona, FL 32725****Parcel ID: 802301120080****Property Owner:****Expert Car Care 3 LLC****1009 Hill St., New Smyrna, FL 32169****Violation:****City of Deltona Section 110-501 (classification of structure)****Officer Dennis Mues**

CONTINUED

**DEL-22-186****Property Address:****2489 Barbarossa Ave., Deltona, FL 32738****Parcel ID: 81304060040****Property Owner:****J Digennaro TR****2494 Weatherford Dr., Deltona, FL 32738****Violation:****City of Deltona Section 18-5, IPMC Section 304.6 (exterior walls)****Officer Jeff Scott**

WITHDRAWN

**DEL-22-189****Property Address:****2001 Felix Ln., Deltona, FL 32738****Parcel ID: 813074440020****Property Owner:****CLJS LLC****PO Box 140024, Orlando, FL 32814****Violation:****City of Deltona Section 50-21 (unapproved bin)****Officer Josue Garcia Segarra**

WITHDRAWN

**8. SWEARING IN OF OFFICERS AND WITNESSES:****9. OLD BUSINESS:****DEL-22-087 MASSEY****Property Address:****779 Tulip St., Deltona, FL 32725****Parcel ID: 813003430190****Property Owner:****Elizabeth A. Mars****430 Madison Ave., Cape Canaveral, FL 32920****Violation:****City of Deltona Section 18-5, IPMC Section 304.7 (roof and flashing)****Officer Kristen Coulter**

Special Magistrate found the Respondent in violation of City Code as charged and based on the evidence that the time provided to comply in the prior Order of 30 days was sufficient to fully correct the violation, a fine in the amount of \$1,300, representing 26 days at \$50 per day (consistent with prior Order), The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code.

**DEL-22-089 MASSEY****Property Address:****779 Tulip St., Deltona, FL 32725****Parcel ID: 813003430190****Property Owner:****Elizabeth A. Mars****430 Madison Ave., Cape Canaveral, FL 32920****Violation:****City of Deltona Section 18-5, IPMC Section 304.2 (exterior surfaces)****Officer Kristen Coulter**

Special Magistrate found the Respondent in violation of City Code as charged and based on the evidence that the time provided to comply in the prior Order of 14 days was sufficient to fully correct the violation, a fine in the amount of \$4,200, representing 42 days at \$100 per day (consistent with prior Order), The fine is hereby waived in its entirety. There is no fine levied and the property is in Compliance.

**DEL-22-099 MASSEY****Property Address:****1596 Canfield Terrace., Deltona, FL 32725**



**Parcel ID: 813055030100**

**Property Owner:**

**Hughes Sandra L**

**1596 Canfield Terrace., Deltona, FL 32725**

**Violation:**

**City of Deltona Section 18-5, IPMC Section 304.2 (exterior surfaces)**

**Officer Marion Lariscy**

Special Magistrate found the Respondent in violation of City Code as charged and based on the evidence that the time provided to comply in the prior Order of 21 days was sufficient to fully correct the violation, a fine in the amount of \$3,400, representing 34 days at \$100 per day (consistent with prior Order), The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code.

**DEL-22-138 MASSEY**

**Property Address:**

**435 W. Kingway Dr., Deltona, FL 32725**

**Parcel ID: 813023150030**

**Property Owner:**

**Christopher E. Riner**

**435 W. Kingway Dr., Deltona, FL 32725**

**Violation:**

**City of Deltona Section 18-5, IPMC Section 302.7 (accessory structures)**

**Officer Dennis Mues**

Special Magistrate found the Respondent in violation of City Code as charged and based on the evidence that the time provided to comply in the prior Order 10 Days was sufficient to fully correct the violation, a fine in the amount of \$3,500, representing 31 days at \$100 per day (consistent with prior Order), The fine is hereby reduced to \$300 and the case is now in compliance. Mr. Ryan was present and testified.

**10. NEW BUSINESS:**

**DEL-22-158**

**Property Address:**

**737 Waterfall Circle., Deltona, FL 32725**

**Parcel ID: 813028190011**

**Property Owner:**

**Barry Kaleky**

**737 Waterfall Circle., Deltona, FL 32725**

**Violation:**

**City of Deltona Section 66-18 (f) (commercial vehicles)****Officer Steve Braukhoff**

Special Magistrate found the Respondent to be in compliance, per the testimony furnished by Officer Braukhoff, and this case is now in compliance and no fines were levied. The property is now in compliance and the property is hereby ordered as a repeat offender if the violation happens again within five years. Barry Kaleky was present and testified.

**DEL-22-163****Property Address:****1190 Odin Terrace., Deltona, FL 32738****Parcel ID: 813044030100****Property Owner:****Shanna Dixon****1190 Odin Terrace., Deltona, FL 32738****Violation:****City of Deltona Section 18-5, IPMC Section 304.3 (house numbering)****Officer Tyler Russo**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 30 days 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. No one was present to testify.

**DEL-22-166****Property Address:****178 Rosedale Dr., Deltona, FL 32738****Parcel ID: 813059400310****Property Owner:****Driggers Jennifer Kee****178 Rosedale Dr., Deltona, FL 32738****Violation:****City of Deltona Section 18-5, IPMC Section 302.7 (accessory structures)****Officer Taylor Soukup**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 10 days 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 \$100 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. No one was present to testify.

**DEL-22-168****Property Address:****1197 Acorn Ct., Deltona, FL 32725****Parcel ID: 813002200270****Property Owner:****Bromagen Brian K****1197 Acorn Ct., Deltona, FL 32725****Violation:****City of Deltona Section 38-110 (2) (debris/trash)****Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 14 days 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 \$200 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. No one was present to testify.

**DEL-22-170****Property Address:****514 Giralda Ave., Deltona, FL 32725****Parcel ID: 813005240180****Property Owner:****Montalvo David****514 Giralda Ave., Deltona, FL 32725****Violation:****City of Deltona Section 38-114 (improper storage)****Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 30 days 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 \$100 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 David Montalvo was present and testified.

**DEL-22-174****Property Address:**

**514 Giralda Ave., Deltona, FL 32725**

**Parcel ID: 813005240180**

**Property Owner:**

**Montalvo David**

**514 Giralda Ave., Deltona, FL 32725**

**Violation:**

**City of Deltona Section 38-110 (b)(2) (debris)**

**Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 30 days 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 \$100 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 David Montalvo was present and testified.

**DEL-22-176**

**Property Address:**

**3227 Parma Dr., Deltona, FL 32738**

**Parcel ID: 810303010040**

**Property Owner:**

**Mary M. Tucker**

**3227 Parma Dr., Deltona, FL 32738**

**Violation:**

**City of Deltona Section 18-5, IPMC Section 105.1 (permit)**

**Officer Steve Braukhoff**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 30 days 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 \$100 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. No one was present to testify.

**DEL-22-180**

**Property Address:**

**1684 Providence Blvd., Deltona, FL 32725**

**Parcel ID: 813014070640**

**Property Owner:**

**Deltona Animal Medical Center, Ramm Land LLC**

**940 Howland Blvd., Deltona, FL 32738**

**Violation:**

**City of Deltona Section 18-3 Section 105.1 (permit)**

**Officer Danny Ron**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 30 days 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 \$100 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 Manager Ryan was present and testified.

**DEL-22-182**

**Property Address:**

**3001 Surf Dr., Deltona, FL 32738**

**Parcel ID: 813033040020**

**Property Owner:**

**Robert C. Amann**

**3001 Surf Dr., Deltona, FL 32738**

**Violation:**

**City of Deltona Section 38-110 (b)(2) (debris/trash)**

**Officer Jeff Scott**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 21 days 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 \$100 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 Robert Amann was present and testified.

**DEL-22-183**

**Property Address:**

**2435 Academy Ave., Deltona, FL 32738**

**Parcel ID: 813032150060**

**Property Owner:**

**Karen Blekicki**

**2435 Academy Ave., Deltona, FL 32738**

**Violation:**

**City of Deltona Section 38-110 (b)(2) (debris/trash)**

**Officer Jeff Scott**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 7 days 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 \$100 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 Jeff was present and testified.

**DEL-22-185****Property Address:****2435 Academy Ave., Deltona, FL 32738****Parcel ID: 813032150060****Property Owner:****Karen Blekicki****2435 Academy Ave., Deltona, FL 32738****Violation:****City of Deltona Section 58-31 (use of right-of-way)****Officer Jeff Scott**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 45 days 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 \$100 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 Jeff was present and testified.

**DEL-22-187****Property Address:****2489 Barbarossa Ave., Deltona, FL 32738****Parcel ID: 81304060040****Property Owner:****J Digennaro TR****2494 Weatherford Dr., Deltona, FL 32738****Violation:****City of Deltona Section 18-5, IPMC Section 304.7 (roof and flashing)****Officer Jeff Scott**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 28 days 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

\$100 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 Kristin Hickson was present and testified.

**DEL-22-188****Property Address:****2489 Barbarossa Ave., Deltona, FL 32738****Parcel ID: 81304060040****Property Owner:****J Digennaro TR****2494 Weatherford Dr., Deltona, FL 32738****Violation:****City of Deltona Section 18-5, IPMC Section 504.1 (plumbing fixtures)****Officer Jeff Scott**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 28 days 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 \$100 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 Kristin Hickson was present and testified.

**DEL-22-190****Property Address:****741 Waterfall Circle., Deltona, FL 32725****Parcel ID: 813028190020****Property Owner:****Barry & Daniel Kaleky****737 Waterfall Circle., Deltona, FL 32725****Violation:****City of Deltona Section 38-110 (2) (debris)****Officer Steve Braukhoff**

Special Magistrate ordered 30 days to continue this case until the next Hearing; Barry Kaleky was present and testified.

**13. ADJOURNMENT:**