



# City of Deltona

**SPECIAL MAGISTRATE CODE ENFORCEMENT  
HEARING  
WEDNESDAY, May 30, 2012  
5:30 P.M.**

**DELTONA COMMISSION CHAMBERS  
2345 PROVIDENCE BLVD.  
DELTONA, FLORIDA**

*Special Magistrate  
Charles Cino*

*Director, Building &  
Enforcement Services  
Dale Baker, CEP*

*Hearing Clerk  
Sonjia Kihlmire*

*Administrative Support*

## AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. SPECIAL MAGISTRATE STATEMENT
4. DISCLOSURE OF EX PARTE COMMUNICATIONS
5. APPROVAL OF MINUTES
  - A. Minutes:  
Meeting – April 25, 2012
6. ANNOUNCEMENTS
7. SWEARING IN OF OFFICERS AND WITNESSES
8. OLD BUSINESS:

**A. DEL-12-057**

**Raymond K. Rautenstrauch  
2607 South Woodland Blvd., Box 197, Deland Florida 32720  
Property Address: 1458 Summit Hill Dr., Deltona, Florida 32725  
Parcel No.: 30-18-31-71-14-0060**

**Violation** of City of Deltona Ordinance, Section 74-51(e), (prohibited structures), which states that any sporting equipment temporarily or permanently placed (e.g. basketball goals) or homemade or other non-conforming traffic control devices are strictly not permitted as a matter of safety. (Enforcement Services Officer Lonnie Wilson)

**B. DEL-12-076**

**LUCA Property LLC  
1471 Edison Terrace, Deltona, Florida 32725  
Property Address: 1668 Brentlawn St., Deltona, Florida 32725  
Parcel No.: 30-18-31-55-24-0170**

**Violation** of City of Deltona Ordinance, Section 18-3, which adopts 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(s) for a room enclosure. (Enforcement Services Officer Julie Hughes)

**9. New Business:**

**A. DEL-12-084**

**Michael And Norma Soto  
PO Box 5938  
Property Address: 2965 Foxboro Circle, Deltona, Florida 32738  
Parcel No.: 30-18-31-39-06-0150**

**Violation** of City of Deltona Ordinance, Section 11-2007, Chapter 22, which states that the owner of record of each dwelling unit or rooming house in which a residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the City of Deltona for a local business tax license and provide a local point of contact person for each dwelling unit. (Enforcement Services Officer Shanna Hogan)

**B. DEL-12-085**

**Michael And Norma Soto**

**PO Box 5938, Deltona, Florida 32728**

**Property Address: 3237 London Ave., Deltona, Florida 32738**

**Parcel No.: 30-18-31-35-15-0090**

**Violation** of City of Deltona Ordinance, Section 11-2007, Chapter 22, which states that the owner of record of each dwelling unit or rooming house in which a residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the City of Deltona for a local business tax license and provide a local point of contact person for each dwelling unit. (Enforcement Services Officer Shanna Hogan)

**C. DEL-12-087**

**Michael And Norma Soto**

**3051 Norlina St., Deltona, Florida 32738**

**Property Address: 3076 Norlina St., Deltona, Florida 32738**

**Parcel No.: 30-18-31-68-03-0090**

**Violation** of City of Deltona Ordinance, Section 11-2007, Chapter 22, which states that the owner of record of each dwelling unit or rooming house in which a residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the City of Deltona for a local business tax license and provide a local point of contact person for each dwelling unit. (Enforcement Services Officer Shanna Hogan)

**D. DEL-12-092**

**Keith And Jody L. Pojero**

**1424 Independence Ave., Deltona, Florida 32725-6435**

**Property Address: 1424 Independence Ave., Deltona, Florida 32725**

**Parcel No.: 30-18-31-30-14-0060**

**Violation:** City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 108.1.5(9) which states a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease. (Enforcement Services Officer Julie Hughes)

**E. DEL-12-093**

**Leonard Unger**

**1002 East 59<sup>th</sup> St., Brooklyn, NY 11234-2506**

**Property Address: 847 Crawford St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-28-10-0180**

Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 108.1.5(9) which states a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, ventilation, mechanical or plumbing system, or otherwise, is determined by the code official to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

Violations of 304.6, which states that exterior walls shall be free from holes, breaks, loose or rotting surfaces and the surface should be properly coated where required to prevent deterioration. Violation of 304.7, which states that roof and flashing shall be sound, tight and not have defects that admit rain. Violation of 304.13, which states that every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight. Violation of 305.3, which states that all interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed, or covered and defective surface conditions shall be corrected. (Enforcement Services Officer Dennis Mues)

**F. DEL-12-094**

**Theresa C. Konash**

**PO Box 4098, Deltona, Florida 32725**

**Property Address: 1237 West Portillo Dr., Deltona, Florida 32725**

**Parcel No.: 30-18-31-13-12-0100**

Violation of City of Deltona Ordinance, Section 11-2007, Chapter 22, which states that the owner of record of each dwelling unit or rooming house in which a residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the City of Deltona for a local business tax license and provide a local point of contact person for each dwelling unit. (Enforcement Services Officer Tray Black)

**G. DEL-12-095**

**Danielle D. Kelly**

**3390 Somerset Ave., Deltona, Florida 32738**

**Property Address: 3390 Somerset Ave., Deltona, Florida 32738**

**Parcel No.: 30-18-31-54-01-0130**

**Violation** of City of Deltona Ordinance, Section 66-19(3), which states that boats/trailers/recreational vehicles shall not be parked or stored either within a public right of way or within that portion of a lot across the full width of the lot between the front lot line and the front most part of the principle structure. (Enforcement Services Officer Richard Lovett)

**H. DEL-12-96**

**Orlando And Zoraida Matthey**

**1894 Van Allen Circle, Deltona, Florida 32738**

**Property Address: 1894 Van Allen Circle, Deltona, Florida 32738**

**Parcel No.: 30-18-31-36-05-0030**

**Violation** of City of Deltona Ordinance, Section 66-18(a), which states that no vehicle greater than 10,000 pounds manufacturer's gross weight or designed to carry 16 or more passengers, or requiring a commercial driver's license (CDL) of any endorsement to operate shall be parked or stored in any residential lot or agricultural zoning district except in agricultural areas on lots of five acres or more. (Enforcement Services Officer Richard Lovett)

**I. DEL-12-097**

**Alex P. And Leah J. Digges**

**10 Bass Lake Dr., Debary, Florida 32713**

**Property Address: 1621 Bloomfield Ave., Deltona, Florida 32725**

**Parcel No.: 30-18-31-72-03-0120**

**Violation** City of Deltona Ordinance, Section 38-114, which states that furniture outside must be designed to be placed outdoors or stored inside a covered structure. In addition, storage of materials relating to residential use, children's play toys, firewood, brush, logs or any other material intended to be used in fireplaces or other permitted burning facilities, shall be permitted only in the rear yard to the rear wall of the home. (Enforcement Services Officer Julie Hughes)

**J. DEL-12-099**

**Stephanie S. Burnham**

**3370 Commerce Ave., Deltona, Florida 32738**

**Property Address: 3370 Commerce Ave., Deltona, Florida 32738**

**Parcel No.: 30-18-31-34-29-0060**

**Violation** of City of Deltona Ordinance, Section 18-5, which adopts the latest edition of the International Property Maintenance Code, Section 304.7, which states that roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. (Enforcement Services Officer Danny Ron)

**K. DEL-12-100**

**Moszelle Hicks**

**587 Gainsboro St., Deltona, Florida 32725**

**Property Address: 587 Gainsboro St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-03-59-0260**

Violation of the City of Deltona Ordinance, Section Sec. 14-3 (c) It shall be unlawful to keep, maintain or raise in the city more than five dogs and/or cats on one parcel of land of one acre or less. (Enforcement Services Officer Shanna Hogan)

**L. DEL-12-101**

**Mirna L. Mazzella**

**451 Rockford St., Deltona, Florida 32725**

**Property Address: 451 Rockford St., Deltona, Florida 32725**

**Parcel No.: 30-18-31-70-07-0140**

Violation: City of Deltona Ordinance, Section 66-56, which prohibits all vehicles that are inoperable, wrecked, partially dismantled or otherwise mechanically incapable of being operated in their present condition, or are without a current state license tag if required, unless parked in a fully enclosed garage. (Enforcement Services Officer Shanna Hogan)

**M. DEL-12-102**

**Stephanie S. Burnham**

**3370 Commerce Ave., Deltona, Florida 32738**

**Property Address: 3370 Commerce Ave., Deltona, Florida 32738**

**Parcel No.: 30-18-31-34-29-0060**

**Violation** of City of Deltona Ordinance, Section 18-5, which adopts the latest edition of the International Property Maintenance Code, Section 304.6, which states that exterior walls shall be free from holes, breaks, loose or rotting surfaces and the surface properly coated where required to prevent deterioration. (Enforcement Services Officer Danny Ron)

**N. DEL-12-103**

**Rose R. Frigo**

**2308 Carelton St., Berkley, CA 94704**

**Property Address: 2745 Beckwith St., Deltona, Florida 32738**

**Parcel No.: 30-18-31-34-38-0070**

**Violation** of City of Deltona Ordinance, Section 11-2007, Chapter 22, which states that the owner of record of each dwelling unit or rooming house in which a residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the City of Deltona for a local business tax license and provide a local point of contact person for each dwelling unit. (Enforcement Services Officer Danny Ron)

**O. DEL-12-104**

**Matthew West LLC TR, 3220 Courtland Land Trust  
415 Lochmond Dr., Fern Park, Florida 32730  
Property Address: 3220 Courtland Blvd., Deltona, Florida 32738  
Parcel No.: 30-18-31-34-19-0040**

**Violation** of City of Deltona Ordinance, Section 11-2007, Chapter 22, which states that the owner of record of each dwelling unit or rooming house in which a residential quarters are rented or offered for rent to persons other than the owner or owner's immediate family, shall make written application to the City of Deltona for a local business tax license and provide a local point of contact person for each dwelling unit. (Enforcement Services Officer Danny Ron)

**10. OTHER BUSINESS:**

**11. DISCUSSION:**

- A. By the Special Magistrate**
- B. By the Enforcement Services Director**

**12. ADJOURNMENT**

**NOTE:** If any person decides to appeal any decision made by the Code Enforcement Special Magistrate 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 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 Clerk, at least three (3) working days in advance of the meeting date and time at (386) 878-8100.