



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, June 24, 2026

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:
2. ROLL CALL:
3. PLEDGE TO THE FLAG:
4. SPECIAL MAGISTRATE STATEMENT:
5. DISCLOSURE OF EX PARTE COMMUNICATIONS:
6. APPROVAL OF AGENDA & MINUTES:
7. ANNOUNCEMENTS:
8. SWEARING IN OF OFFICERS AND WITNESSES:
9. OLD BUSINESS:

[DEL-26-022 Massey](#)

[Property Address:](#)

[2901 Sixma Road, Deltona, FL 32738](#)

[Parcel ID: 8130-53-00-0050](#)

[Property Owner:](#)

[Jston Holdings LLC](#)

[8651 Old HWY N STE 115](#)

[Lake Saint Louis, MO 63367-4056](#)

[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 (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.

Officer Thomas Ruddy

10. NEW BUSINESS:

DEL-26-032 A & B

Property Address:

1630 W. Waycross Circle, Deltona, FL 32725

Parcel ID: 8130-55-01-0050

Property Owner:

Oregon LLC

P.O. Box 847

Gotha, FL 34734

Violation: A

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 CARPORT CONVERSION. 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.

Violation: B

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective action:

Repair, replace, or maintain in good repair any exterior surfaces (roof, soffits, etc.). Obtain permits if required.

Officer Janice Polascik

DEL-26-033

Property Address:

562 Fort Smith Boulevard, Deltona, FL 32738

Parcel ID: 8130-41-29-0120

Property Owner:

Pena Jessica

1109 Lebanon Street

Bronx, NY 10460

Violation:

City of Deltona Ordinance, Section 66-18(h), "Restrictions on trucks and other vehicles" which states a maximum of three (3) vehicles may be parked in side or rear yards.

Corrective Action:

Reduce the number of vehicles in the side or rear yard to a maximum of three (3) vehicles.

Officer Enrique Rios

DEL-26-034

Property Address:

1570 Puritan Street, Deltona, FL 32725

Parcel ID: 8130-11-22-0090

Property Owner:

Williams Charlene M

1570 Puritan Street

Deltona, FL 32725-8435

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action:

Repair, replace, or maintain in good repair any exterior surfaces (roof). Obtain permits if required.

Officer Janice Polascik

DEL-26-035

Property Address:

789 Chippendale Street, Deltona, FL 32725

Parcel ID: 8130-24-02-0020

Property Owner:

SJS Royal Accounting and Realty Inc

840 Deltona Boulevard, Suite J

Deltona, FL 32725

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 room 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.

Officer Todd Meade

DEL-26-036

Property Address:

2293 E. Dana Drive, Deltona, FL 32738

Parcel ID: 8130-74-24-0250

Property Owner:

Espinoza Rubid

2293 E. Dana Drive

Deltona, FL 32738

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 Shed. 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.

Officer Todd Meade

FIRE-032-2026 A & B

Property Address:

1251 Providence Boulevard, Suite 100, Deltona, FL 32725

Parcel ID: 8132-01-01-0050

Property Owner:

Obsidian ML 8 LLC.

11995 EL Camino Real

San Diego, CA 92130-2539

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.8 – All

panelboard and switchboards, pull boxes, junction boxes, switches, receptacles, and conduit bodies shall be provided with covers compatible with the box or conduit body construction and suitable for the conditions of use.

Corrective Action:

Please provide an approved cover plate for the missing meter.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 1.7.12.10 – No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable permits have been issued.

Corrective Action:

Obtain a permit for the construction of the storage closet on the main floor or remove the closet and bring the main floor to its original condition.

Fire Safety Inspector Lisa Nadeau

FIRE-033-2026 A - G

Property Address:

1251 Providence Boulevard, Suite 101, Deltona, FL 32725

Parcel ID: 8132-01-01-0050

Property Owner:

Obsidian ML 8 LLC.

11995 EL Camino Real

San Diego, CA 92130-2539

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.7.3.1 – Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. In other than one- or two-family dwellings, the marking shall include the identification of the circuit source that supplies the disconnecting means. The marking shall be of sufficient durability to withstand the environment involved. [70:110.22(A)].

Corrective Action:

Please label each disconnecting means (breakers) to indicate its function on the panel schedule. [1:11.1.7.3.1]

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.4.2 – The re locatable power taps shall be directly connected to a permanently installed receptacle.

Corrective Action:

Please plug each power strip directly into a receptacle and not into another power strip. Power strip cords shall not exceed 6 ft. in length.

Violation:C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 11.1.3.2 – Multi Plug adapters shall not be used as a substitute for permanent wiring or receptacles.

Corrective Action:

Please discontinue use of the power strips.

Violation:D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 101, CH 7.10.2.1 – A sign complying with 7.10.3, with a directional indicator showing the direction of travel, shall be placed in every location where the direction of travel to reach the nearest exit is not apparent.

Corrective Action:

Please provide approved covers for the directional arrows on the illuminated exit sign.

Violation:E

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition NFPA 1, CH 13.6.1.1 – The selection, installation, inspection, maintenance, recharging, and testing of portable fire extinguishers shall be in accordance with NFPA 10 and Section 13.6.

Corrective Action:

Fire extinguisher shall be inspected/tested annually by a licensed fire extinguisher company. Please contact your fire extinguisher service provider to schedule this inspection.

Violation:F

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 1.7.12.10 – No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable permits have been issued.

Corrective Action:

Obtain an issued permit for the installation of the new electrical panel. Please contact your fire extinguisher service provider to schedule this inspection.

Violation:G

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 101, CH. 7.9.2.1 – Emergency illumination shall be provided for a minimum of 1 ½ hours in the event of failure of normal lighting.

Corrective Action:

Please repair the non-functional emergency light.

Fire Safety Inspector Lisa Nadeau

FIRE-036-2026 A & B

Property Address:

1049 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8130-05-13-0010

Property Owner:

Deltona Womans Club Inc.

P.O. Box 5215

Deltona, FL 32728-5361

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 8.1.2.1 – Up Blast fans with motors surrounded by the airstream shall be hinged and supplied with flexible weatherproof electrical cable and service hold-open retainers.

Corrective Action:

Please contact hood service provider to install a hinge kit on your kitchen exhaust fan.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 50.2.1.3.1 –
Maintenance and repairs shall be performed on all components at intervals
necessary to maintain good working condition.

Corrective Action:

Please contact your hood service provider to repair the deficiencies outlined in
your 11/17/2025 hood fixed suppression inspection/maintenance report. (Bell,
fan shutdown and start failed).

Fire Safety Inspector Ajourie Bailey

FIRE-037-2026 A & BProperty Address:

1200 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8130-06-00-0020

Property Owner:

Deltona Wellness LP

P.O. Box 280

Lawrence, NY 11559-0280

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 8.1.2.1 –
Upblast fans with motors surrounded by the airstream shall be hinged and
supplied with flexible weatherproof electrical cable and service hold-open
retainers.

Corrective Action:

Please contact your hood service provider to install a hinge kit on your kitchen
exhaust fan.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -

Adopted Florida Fire Prevention Code 8th Edition, NFPA 96, CH. 8.14.7 – Exhaust fans shall have a drain directed to a readily accessible and visible grease receptacle not to exceed 1 gal (3.8L).

Corrective Action:

Please contact your hood service provider to install a grease box on your kitchen exhaust fan.

Fire Safety Inspector Ajorie Bailey

FIRE-038-2026

Property Address:

1240 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8132-01-01-0030

Property Owner:

Carolina Cleaning & Roberto Renovations LLC.

1282 W. Portillo Drive

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 1.7.12.10 – No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable codes and standards and the applicable permits have been issued.

Corrective Action:

Permit BLDC24-0055 has expired with no passing final inspections conducted. Please obtain an issued building permit for the work conducted in Suite 100 to include the new walls and electrical.

Captain / Assistant Fire Marshal Samuel Schaller

11. OTHER AND REPEAT BUSINESS:

DEL-15-191 Massey

Property Address:

3254 Agar Terrace, Deltona, FL 32738

Parcel ID: 8130-35-04-0110

Property Owner:

Wesley Wainwright
3254 Agar Terrace
Deltona, FL 32738

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 required permit.

Corrective Action:

You must apply for a permit for the shed.

This case was for installation of a shed without permit. The representative for the property is requesting a reduction for the amount owed for 3,902 days of non-compliance with a fine cap of \$10,000.00. The representative states in the request for reduction his Mother owned the property and he was unaware of the fines. The new property owner is requesting the fines be reduced to \$1,500.00. The property was found in non-compliance September 23, 2015 and brought into compliance May 14, 2026.

Officer Todd Meade

DEL-20-083 Massey

Property Address:

3254 Agar Terrace, Deltona, FL 32738

Parcel ID: 8130-35-04-0110

Property Owner:

Wesley Wainwright

3254 Agar Terrace

Deltona, FL 32738

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 required permit.

Corrective Action:

You must obtain a permit for the rear screen enclosure.

This case was for installation of a screen enclosure to the rear of the home.. The representative for the property is requesting a reduction for the amount owed for 2,045 days of non-compliance with a fine of \$50.00 per day for a total fine of \$102,250.00. The representative states in the request for reduction his Mother owned the property and he was unaware of the fines. The new property owner is requesting the fines be reduced to \$2,500.00. The property was found in non-compliance October 7, 2020 and brought into compliance May 13, 2026.

Officer Todd Meade

13. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the Board/Body 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 upon 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 Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.

