



City of Deltona

2345 Providence Blvd.

Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, February 26, 2025

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-24-068 MASSEY](#)

[Property Address:](#)

[2173 Clearwater Drive, Deltona, FL 32738](#)

[Parcel ID: 8130-45-47-0050](#)

[Property Owner:](#)

[Tomas and Fania Wong](#)

[2173 Clearwater Drive](#)

[Deltona, FL 32738-5049](#)

[Violation:](#)

[City of Deltona Ordinance, Section 38-110\(b\) \(2\), which states that accumulations of waste, yard trash, rubble and/or debris are declared to be a nuisance and must be abated in their entirety.](#)

[Corrective Action:](#)

[Dispose of properly or store inside an enclosed building all existing debris](#)

surrounding side, front and back of home.

Officer Todd Meade

DEL-24-092 MASSEY

Property Address:

1810 Hallcrest Drive, Deltona, FL 32725

Parcel ID: 8130-65-07-0170

Property Owner:

Roberto & Fernando Bonilla

1810 Hallcrest Drive

Deltona, FL 32725-3816

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 structure/addition to home. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of the city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Bashir Tourkzi

DEL-24-107 MASSEY

Property Address:

1691 Rim Avenue, Deltona, FL 32738

Parcel ID: 8130-36-23-0210

Property Owner:

Stephen Robert & Zachary Benjo

1691 Rim Avenue

Deltona, FL 32738-4438

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) and remove tarps. Obtain permits if required.

Officer Bashir Tourkzi

10. NEW BUSINESS:

DEL-24-105

Property Address:

1072 Lamplighter Avenue, Deltona, FL 32725

Parcel ID: 8130-11-56-0100

Property Owner:

Perch Investments LLC

8215 SW 72nd Avenue APT 1710

Miami, FL 33143

Violation:

City of Deltona Ordinance, Section 37-8(b), which states that a "secure manner" shall include, but not be limited to, the closure and locking of windows, doors, gates and other openings of such size that may allow a child or adult to access the interior of the property or structure. Broken windows, doors, gates and other openings of such size that may allow a child or adult to access the interior of the property or structure must be repaired. Broken windows shall be secured by re-glazing of the windows and broken, or damaged doors shall be secured by newly installed doors. Boarding of windows and/or doors shall not be permitted except as temporary emergency security measures.

Corrective Action:

Remove boards from windows and/or doors, repair or replace. Obtain a permit if necessary.

Officer Bashir Tourkzi

DEL-25-010

Property Address:

878 S. Atmore Circle, Deltona, FL 32725

Parcel ID: 8130-69-05-0170

Property Owner:

Raymonde Cuevas & Luis Cuevas Rosado

878 S. Atmore Circle

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 66-18(a), which states that no vehicles greater than 10,000 pounds manufacturer's gross vehicle 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 or agricultural zoning district except in agricultural areas on lots of five acres or more.

Corrective Action:

Remove the vehicle from residential zoning district.

Officer Josymar Jimenez

DEL-25-015

Property Address:

2114 Van Orman Drive, Deltona, FL 32725

Parcel ID: 8130-31-11-0260

Property Owner:

Hoyt H Yeatman EST

2114 Van Orman Drive

Deltona, FL 32725-3943

Violation:

City of Deltona Ordinance, SEC. 18-5 IPMC 303.1 - POOLS UNSANITARY - Violation: City of Deltona Ordinance, Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.1, which states that swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Corrective Action:

Pool must be maintained and either drained of water or water must be chemically treated to remove algae, water should be clear water and sanitized.

Officer Todd Meade

DEL-25-017

Property Address:

2641 Windsor Heights Street, Deltona, FL 32738

Parcel ID: 8130-32-66-0180

Property Owner:

Victor Mauel Flores Torres & Ozana B Espinos &

Laura Marquez & Waraci Antune

2641 Windsor Heights Street

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 the city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Janice Polascik

DEL-25-018 A & B

Property Address:

3000 Macon Street, Deltona, FL 32738

Parcel ID: 8130-32-85-0270

Property Owner:

Isiah Manuel Figueroa

3000 Macon Street

Deltona, FL 32738Violation: A

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 302.7, which states all accessory structures, including detached garages, fences and walls, shall be maintained and kept in good repair and sound structural condition.

Corrective Action:

Repair or remove the structure. (Shed)

Violation:B

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.

Corrective Action:

Must be properly stored or removed from the property. Pool and Trampoline must be taken down or relocated to the backyard.

Officer Janice Polascik

DEL-25-019

Property Address:

3332 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-34-28-0010

Property Owner:

Omega R Smith & Andrea M Walker

3332 Courtland Boulevard

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

Officer Janice Polascik

DEL-25-020

Property Address:

2936 Carmela Street, Deltona, FL 32738

Parcel ID: 8130-34-15-0040

Property Owner:

Joseph Anthony Noto

2936 Carmela Street

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 304.7, which states the roof and flashing shall be sound tight and not have defects that admit rain.

Corrective Action:

Repair or replace the roof, gutters, or drainage.

Officer Janice Polascik

DEL-25-021

Property Address:

2957 N. Huron Drive, Deltona, FL 32738

Parcel ID: 8130-32-89-0100

Property Owner:

Lillian H Rozzi

2957 N. Huron Drive

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 38-113 (a), which states it shall be the responsibility of every owner, agent or tenant of improved property in the city to, at all times, maintain those rights-of-ways most nearly abutting their property. These responsibilities shall include removing litter and debris and cutting the grass and weeds to maintain a neat and trimmed appearance.

Corrective Action:

Section 38-113 (a), which states it shall be the responsibility of every owner, agent or tenant of improved property in the city to, at all times, maintain those rights-of-ways most nearly abutting their property. These responsibilities shall include removing litter and debris and cutting the grass and weeds to maintain a neat and trimmed appearance.

Officer Steve Braukhoff

DEL-25-022Property Address:

2580 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-32-32-0360

Property Owner:

Jordan Luis Alvarez Payano & Annet Marie Diaz Rivera

2580 Courtland Boulevard

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 66-18(a), which states that no vehicles greater than 10,000 pounds manufacturer's gross vehicle weight or designed to carry 16 or more passengers, or requiring a commercial drivers license (CDL) of any endorsement to operate shall be parked or stored in any residential or agricultural zoning district except in agricultural areas on lots of five acres or more. that swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Corrective Action:

Remove the vehicle from residential areas.

Officer Steve Braukhoff

DEL-25-023

Property Address:2101 Kingswood Avenue, Deltona, FL 32725Parcel ID: 8130-69-11-0100Property Owner:Elias Riverson & Teresa Cuadros2101 Kingswood AvenueDeltona, FL 32725Violation:

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 roof structure over front doorway. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the requirements of the city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Bashir TourkziDEL-25-024Property Address:1264 Seagate Drive, Deltona, FL 32725Parcel ID: 8130-71-47-0220Property Owner:Luis Enrique Vazquez Vazquez902 S. Embassy DriveDeltona, FL 32725-6945Violation:

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 (Garage Conversion). Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all requirements of the city ordinance and be approved on final inspection. Contact our office with the permit number when obtained

Officer Bashir Tourkzi

DEL-25-025

Property Address:

821 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-44-26-0140

Property Owner:

Deltona House Rentals Inc

PO Box 1060

Winter Park, FL 32790

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 (Water Heater). Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the requirements of the city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer Sashann Gregory

DEL-25-026

Property Address:

3208 Kings Terrace, Deltona, FL 32725

Parcel ID: 8105-20-00-1660

Property Owner:

Diane Stolfi

3208 Kings Terrace

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 302.7, which states all accessory structures, including detached garages, fences and walls, shall be maintained and kept in good repair and sound structural condition.

Corrective Action:

Repair or remove the structure.

Officer Josymar Jimenez

FIRE-005-2025

Property Address:

2820 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8130-39-09-0090

Property Owner:

Connie Biancardi

2820 Howland Boulevard

Deltona, FL 32738

Violation:

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

A: NFPA 1, 11.1.2.2, Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

B: NFPA 1, 11.1.2.2, Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of installation.

C: NFPA 1, 11.1.2.2, Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of installation.

D: NFPA 1, 11.1.3.2, Multiplug adapters shall not be used as a substitute for permanent wiring or receptacles.

E: NFPA 1, 10.13.2.1, Cut or uncut weeds, grass, vines, and other vegetation shall be removed when determined by the AHJ to be a fire hazard.

Corrective Action:

A: Repair/replace the conduit that is not properly covering the exposed wiring for the Exterior A/C Breaker Box for Unit 1.

B: Replace the missing covers on the exterior A/C Unit breaker boxes for suites 2 – 7.

C: Provide an approved cover for the exposed electrical wiring protruding from conduit beneath the front sign.

D: Remove the multi-plug adapters that are being used on the exterior of the building between suites 5 & 6.

E: Trim/cut back the tree limbs that are encroaching and growing over the building.

Lisa Nadeau Fire Safety Inspector

FIRE-006-2025

Property Address:

2310 N. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8118-05-00-0010

Property Owner:

Normandy Holdings LLC

1382 Lanes Mill Road STE 101
Lakewood, NJ 08701

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, CH.42-186 –
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 13.1.1 – The
AHJ shall have the authority to require that construction documents for all fire
protection systems be submitted for review and approval and a permit be
issued prior to the installation, rehabilitation, or modification. (For additional
information concerning construction documents, see Section 1.14.) Further, the
AHJ shall have the authority to require that full acceptance tests of the systems
be performed in the AHJ's presence prior to final system certification.

Corrective Action:

Obtain a permit for the installation of the fire alarm cellular communicator and
pass all final inspections.

Sharon Shivers Assistant Chief/Fire Marshal

11. OTHER AND REPEAT BUSINESS:

DEL-24-072 MASSEY Foreclosure
Property Address: 2912 Thalita Terrace, Deltona, FL 32738
Parcel ID: 8130-74-42-0270
Property Owner:
Thalita Terrace LLC
PO Box 3587
Orlando, FL 32802

Violation: City of Deltona Ordinance, Section 2-154, which states Ninety days
after the recording of the Municipal and Special Magistrate Liens, the City
Attorney shall be authorized to take all legal action necessary to foreclose
municipal liens on any real property.

Officer Bashir Tourkzi

13. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the City Commission 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.