



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, July 22, 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-26-016 Massey](#)

[Property Address:](#)

[1432 Tivoli Drive, Deltona, FL 32725](#)

[Parcel ID: 8130-07-81-0150](#)

[Property Owner:](#)

[Negron Edgardo Rios & Cruz Petronila](#)

[1432 Tivoli Drive](#)

[Deltona, FL 32725](#)

[Violation:](#)

[City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.6, which states that all exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration](#)

Corrective action:

Repair/Replace garage door, exterior walls, doors, windows, and roof.

Officer Thomas Ruddy

DEL-26-025 (A-D) Massey

Property Address:

241 Fort Smith Boulevard, Deltona, FL 32738

Parcel ID: 8130-42-25-0230

Property Owner:

Cotton-Stuart Audris & Wheeler Jerman

190 Fort Smith Boulevard

Deltona, FL 32738

Violation: A

City of Deltona Ordinance, Section 66-8 (26) which states, no person shall stop, stand, or park a vehicle in any of the following places, except when necessary to avoid conflict with other traffic or in compliance with the directions of a law enforcement officer or traffic-control device: (26) No parking of any vehicles on undeveloped or vacant parcels.

Corrective action:

Remove all vehicle(s) / equipment from the undeveloped / vacant lot.

Violation: B

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/structure or remove it. 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: C

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 fence permit or remove entire fence structure. 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: D

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. 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 (old tree debris and other misc. debris).

Officer Jeff Scott

DEL-26-027 Massey

Property Address:

2113 Laredo Drive, Deltona, FL 32738

Parcel ID: 8113-02-01-0030

Property Owner:

Investments LLC.

290 Redwood Avenue

Orange City, FL 32763-6056

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 (SFR). 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

FIRE-006-2026 (A-J) MasseyProperty Address:

1001 Alabaster Way, Deltona, FL 32725

Parcel ID: 8130-78-00-0030

Property Owner:

SNR 24 Sterling Court Owner LLC.

P.O. Box 808

Cockeysville, MD 21030

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 12.4.1 – The installation and maintenance of assemblies and devices used to protect openings in walls, floors, and ceilings against the spread of fire and smoke within, into, or out of buildings shall comply with Section 12.4 and NFPA 80 [80:1.1].

Corrective action:

Repair all fire related doors to completely close and latch.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.5.3.1 – Backflow prevention devices shall be inspected, tested, and maintained in accordance with the requirements of NFPA 25.

Corrective action:

Please contact your backflow service provider to repair all noted deficiencies in your 07/31/2025 backflow inspection report.

Violation: C

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

Please trim/cut back the tree limbs that are encroaching and growing over the building.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.8 – Fire Protection System Not in Operating Condition – All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Corrective action:

Please contact your fire alarm service provider to repair all noted deficiencies in your 07/30/2025 fire alarm inspection report.

Violation: E

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 101 CH.8.3.3.1 – Required fire door assemblies shall be installed, inspected, tested and maintained in accordance with NFPA 80.

Corrective action:

Please provide manufactures specification for the decorative door panel covering fire-rate doors.

Violation: F

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.9 – Fire Sprinkler Impairments/Deficiencies Not Repaired – Whenever impairments, critical deficiencies, or non-critical deficiencies are identified in water-based fire protection systems maintained in accordance with NFPA 25, they shall be corrected in a time frame approved by the AHJ.

Corrective action:

Please contact your fire sprinkler service provider to repair all noted deficiencies in your 07/30/2025 and 10/22/2025 fire sprinkler inspection report.

Violation: G

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 11.7.5.1 – Stationary generators used for emergency or legally, required standby power shall be tested and maintained in accordance with NFPA 101 and NFPA 37.

Corrective action:

Please contact your generator service provider to repair generator.

Violation: H

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 13.3.3.2 – A Sprinkler system installed in accordance with this Code shall be inspected, tested and maintained in accordance with NFPA 25.

Corrective action:

Please contact your fire sprinkler service provider to recreate the hydraulic calculation plates based on the actual fire sprinkler system design.

Violation: I

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.3.3.1 – A sprinkler system installed in accordance with this Code shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition.

Corrective action:

Please resecure the loose fire sprinkler escutcheon plates.

Violation: J

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –
Adopted Florida Fire Prevention Code 8th Edition, Testing required for
emergency lighting systems shall be permitted to be conducted as follows:
Functional testing shall be conducted monthly, with a minimum of 3 weeks and
a maximum of 5 weeks between tests, for not less than 30 seconds, except as
otherwise permitted by 7.9.3.1.1(2)The test intervals shall be permitted to be
extended beyond 30 days with the approval of the authority having jurisdiction.
Functional testing shall be conducted annually for a minimum of 1 ½ hours if
the emergency lighting system is battery powered. The emergency lighting
equipment shall be fully operational for the duration of the tests required by
7.9.3.1.1(1) and 7.9.3.1.1(3). Written records of visual inspections and tests
shall be kept by the owner for inspection by the authority having jurisdiction.

Corrective action:

Please provide documentation of the testing of the emergency lighting system
for the last 12 (twelve) months.

Fire Marshal Sharon Shivers

FIRE-030-2026 (A-E) Massey

Property Address:

1240 Providence Boulevard, Suite 3, Deltona, FL 32725

Parcel ID: 8130-05-47-0420

Property Owner:

Chulli Corp.

920 Grand Hilltop Drive

Apopka, FL 32704

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. 11.1.5.1 –
Extension cords shall be plugged directly not an approved receptacle, power,
tap, or multiplug adapter and shall, except for approved multiplug extension
fords, serve only one portable appliance.

Corrective action:

Discontinue the use of the extension cord behind the front counter and the rear storage room.

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. 12.3.3.2 – Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.

Corrective action:

Reposition the ceiling tiles to eliminate openings in the rear storage closet and the main sales floor. Replace the damaged ceilings tiles in the rear storage closet and the main sales floor.

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. 11.1.2.2 – 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 70 in effect at the time of installation.

Corrective action:

Resecure the light fixture to the ceiling in the rear storage closet.

Violation: D

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:

Contact your fire extinguisher contractor to have annual inspection/maintenance performed on fire extinguisher.

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. 13.6.3.1.3.3.1
– Fire extinguishers shall be installed in locations where they are visible except
as permitted by 13.6.3.1.3.3.2 [10:6.1.3.3.1].

Corrective action:

Relocate the storage bins obstructing access to the fire extinguisher.

Fire Safety Inspector Lisa Nadeau

10. NEW BUSINESS:DEL-26-028Property Address:

927 Loren Drive, Deltona, FL 32725

Parcel ID: 8130-66-05-0040

Property Owner:

Brockman April - TIC

Loren Drive Land Trust #927 1-24-26 - TR

Go Coastl LLC. TR

927 Loren Drive

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the
International Property Maintenance Code, Section 304.2, which states that all
exterior surfaces, including but not limited to, doors, door and window frames,
cornices, porches, trim, balconies, decks and fences, and shall be kept in
sound working condition and maintained in good repair. Exterior wood surfaces,
other than decay-resistant woods, shall be protected from the elements and
decay by painting or other protective covering or treatment.

Corrective Action:

Repair or replace damaged exterior surface(s).

Officer Janice Polascik

DEL-26-037Property Address:

578 S. Anchor Drive, Deltona, FL 32725

Parcel ID: 8130-03-61-0120

Property Owner:

Harmon Nancy M.

578 S. Anchor Drive

Deltona, FL 327325

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.2, which states that all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, and shall be kept in sound working condition and maintained in good repair. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.

Corrective Action:

Wall, window, garage door, Repair or replace damaged exterior surface(s).

Officer Tina Pagan

DEL-26-038

Property Address:

1968 S. Old Mill Drive, Deltona, FL 32725

Parcel ID: 8130-09-15-0160

Property Owner:

Byrne Tyler & Byrne Jodi G.

1968 S. Old Mill Drive

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. 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 Tina Pagan

DEL-26-039

Property Address:

1235 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-05-06-0010

Property Owner:

Deltona Commercial Group LLC.

935 N. Beneva Road STE 101

Sarasota, FL 34232-1399

Violation:

City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 302.3 (Sidewalks and driveways) which states that all sidewalks, walkways, stairs, driveways, parking spaces and sum areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

Corrective Action:

Clean and/or remove the hazardous condition. (Fill all potholes in the parking lot).

Officer Janice Polascik

DEL-26-040 (A&B)

Property Address:

2280 Rabenton Road, Deltona, FL 32738

Parcel ID: 8130-58-03-0160

Property Owner:

MM Living Trust 8-17-15-TR

7901 4th Street N. #8439

Saint Petersburg, FL 33702

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 (Pool). 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 18-3, 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 (Concrete flatwork). 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 Bashir Tourkzi

DEL-26-041

Property Address:

2865 Fayson Circle, Deltona, FL 32738

Parcel ID: 8130-43-40-0060

Property Owner:

Estrella Jose Antonio Olvera & Delgado Jahaira

2865 Fayson Circle
Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 110-831 Which states, A temporary portable storage unit is allowed on property solely for the loading, unloading and temporary storage of goods. The maximum time for the temporary portable storage unit to remain on the property shall be 30 consecutive days with a maximum of two occurrences per year per lot, not to run consecutively, may be placed on any paved driveway area, but must be a minimum of five feet from the edge of any right-of-way and six feet from any side lot line.

Corrective Action:

Please remove portable storage unit (SHIPPING CONTAINER) from the property.

Officer Bashir Tourkzi

DEL-26-042

Property Address:

2900 Surf Drive, Deltona, FL 32738

Parcel ID: 8130-33-11-0300

Property Owner:

Alvarado Orlando

2900 Surf 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. 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 Bashir Tourkzi

DEL-26-043

Property Address:

2110 Little Farms Court, Deltona, FL 32738

Parcel ID: 8130-64-02-0020

Property Owner:

Tamayo Yoeldri Dominguez

1924 Monterey Drive

Deltona, FL 32738-7752

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 (Exterior Door). 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 Bashir Tourkzi

DEL-26-045

Property Address:

785 Osteen Cemetery Road, Deltona, FL 32738

Parcel ID: 8231-00-00-0041

Property Owner:

Lisboa Michael Ramos & Hernandez Johanalís Rosa

785 Osteen Cemetery Road

Deltona, FL 32738

Violation:

City of Deltona Ordinance, SEC. 66-18 (h) - IMPROPER PARKED VEHICLES 3 MAX - 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 Josymar Jimenez

DEL-26-046

Property Address:

1948 Saxon Boulevard, Deltona, FL 32725

Parcel ID: 8130-03-37-0090

Property Owner:

Harmony Clinic

1948 Saxon Boulevard

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.2, which states that all private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier.

Corrective Action:

Provide fence barrier around the pool.

Officer Jeff Scott

DEL-26-047

Property Address:

1573 Saxon Boulevard, Deltona, FL 32725

Parcel ID: 8120-08-00-0020

Property Owner:

Shiner Deltona LLC.

3201 Old Glenview Road

Wilmette, IL 60091

Violation:

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

Corrective Action:

Repair the dumpster enclosure (missing door).

Officer Jeff Scott

FIRE-039-2026

Property Address:

1851 Elkcarn Boulevard, Deltona, FL 32725

Parcel ID: 8130-15-00-0030

Property Owner:

1851 Elkcarn Boulevard FL Owner LLC.

885 3rd Avenue FL 29

New York, NY 10022-4834

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch 13.1.8 - All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

Corrective Action:

Contact your fire alarm service provider to correct the noted deficiencies outlined in your 12/22/2025 fire alarm inspection report.

[Fire Safety Inspector Ajorie Bailey](#)

[FIRE-040-2026 Repeat FIRE-050-2025](#)

[Property 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:](#)

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch 13.1.8 - All fire
protection systems and devices shall be maintained in a reliable operating
condition and shall be replaced or repaired where defective or recalled. Repeat
Violation of FIRE-050-2025.](#)

[Corrective Action:](#)

[Contact your fire alarm service provider to correct the noted deficiencies
outlined in your 4/3/2026 fire alarm inspection report.](#)

[Fire Safety Inspector Lisa Nadeau](#)

11. OTHER AND REPEAT BUSINESS:

[DEL-26-044 Demolition Appeal](#)

[Property Address:](#)

[2017 Galveston Avenue, Deltona, FL 32725](#)

[Parcel ID: 8130-04-13-0130](#)

[Property Owner:](#)

[Jacobus Lynette D - TR](#)

[Lynette D Jacobus REVOC TR](#)

[2017 Galveston Avenue](#)

[Deltona, FL 32725](#)

[Violation:](#)

[City of Deltona Ordinance, Section 18-5, Adopting The Latest Edition Of The
International Property Maintenance Code, Section 111.1.1 An unsafe structure](#)

is one that found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimal safe grounds to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

Corrective Action:

To abate this case the property must be brought into compliance with the IPMC and the current Florida Building Code or be demolished, the lot cleared of any construction debris and the lot stabilized against erosion. Contact the Building Official to indicate which method of compliance is to be used and to schedule a time in which to complete.

Section 18-101 Unfit or Unsafe structures : When any structure in the City is found to be unfit or unsafe by the building official, the building official shall require the repair, securing, demolition or removal thereof. In this article, the term "structure" includes all buildings, dwellings, accessory structures, pool and spas, and any part or portion hereof. A structure shall be deemed unfit or unsafe when any part of it, by reason of inadequate maintenance, acts of God, fire, age, decay, filth, deterioration, structural defects, improper design, unstable foundation, mold, termites, affording the opportunity of being a nuisance to the public or a haven for vagrants or criminals, or other causes, shall be dangerous to the occupants thereof, or to surrounding buildings and the occupants thereof, a menace to public health, a fire hazard, or so unsafe as to endanger life or property, or render the use of the public streets dangerous.

This property was posted with a Ten-Day Demolition Notice on June 25, 2026, a letter of Appeal was submitted by the property owner on June 29, 2026, four days after notice was posted. The Ten-Day Demolition Notice was posted to the property and at City Hall as the building has been determined an unsafe structure due to substantial fire damage sustained in a structural fire August of 2025. There have been no permits applied for nor any such attempts to bring the structure into compliance with the IPMC and the Florida Building Code. After multiple site visits and witnessing occupants within the structure a Condemned Notice was Posted to the front door of the property on June 30, 2026. The property owner has requested a hearing in order to bring the property into compliance, obtain permits and present evidence of repairs.

Officer Thomas Ruddy

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.