



City of Deltona

2345 Providence Blvd.

Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, October 22, 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:

[FIRE-023-2025 Massey](#)

[Property Address:](#)

[2135 Howland Boulevard, Deltona, FL 32738](#)

[Parcel ID: 8130-74-00-0100](#)

[Property Owner:](#)

[Scarpello Development LLC](#)

[1622 Key Bay Trail](#)

[Kissimmee, FL 34747](#)

[Violation:](#)

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch.42-186 –
Adopted, Florida Fire Prevention Code 8th Edition, NFPA 1 CH.12.3.3.1 – Fire
Resistive Construction Not Maintained \(fire barriers, fire walls\). Required
fire-resistive construction, including fire barriers, fire walls, exterior walls due to
location on property, fire-resistive requirements based on type of construction,
draft-stop partitions, and roof coverings, shall be maintained and shall be](#)

properly repaired, restored, or replaced where damaged, altered, breached, penetrated, removed, or improperly installed.

Corrective action:

Please provide the UL System that was utilized to repair the damaged fire-rated wall in this location.

Fire Safety Inspector Lisa Nadeau

10. NEW BUSINESS:

DEL-25-051

Property Address:

1901 E. Chapel Drive, Deltona, FL 32738

Parcel ID: 8130-65-20-0110

Property Owner:

Anthony Emil Cartagena

1901 E. Chapel Drive

Deltona, FL 32738

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 surface (roof). Obtain required permits if required.

Officer Steve Braukhoff

DEL-25-086 A-C

Property Address:

679 Vicksburg Street, Deltona, FL 32725

Parcel ID: 830-04-38-0350

Property Owner:

Cesar Borges

Tamara Pita Pinheiro

679 Vicksburg Street

Deltona, FL 32725Violation: 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 (Accessory Structure Conversion into Apartments). 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 (ELECTRICAL) for the accessory 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: 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 permit for (PLUMBING) in the accessory 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.

Officer Bashir Tourkzi

DEL-25-087 A-B

Property Address:

3182 Overdale Street, Deltona, FL 32738

Parcel ID: 8130-42-03-0150

Property Owner:

Chase T. & Megan Carr

3182 Overdale Street

Deltona, FL 32738

Violation: A

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/install gate or remove the fence.

Violation: B

City of Deltona Ordinance, Section 66-18 (e), which states that no vehicles may be parked or stored in the front yard forward of the edge of the principal dwelling except on the approved driveway or driveway extension.

Corrective Action:

All vehicles parked in the front portion of the property must be on an approved driveway or driveway extension. Vehicles may also be parked on the side of the house behind the front face or in the rear yard. All vehicles must have a current tag and be operable, or they must be stored in an enclosed garage.

Officer Enrique Rios

DEL-25-091

Property Address:

1496 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-11-47-0140

Property Owner:

Ramonda Sharniece Mathis

1496 Providence Boulevard

Deltona, FL 32725

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 Tina Pagan

DEL-25-092

Property Address:

1178 Azora Drive, Deltona, FL 32725

Parcel ID: 8130-07-39-0090

Property Owner:

Marlyn Vega LE.

1178 Azora Drive

Deltona, FL 32725-6511

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-25-093

Property Address:

1145 Giovanni Street, Deltona, FL 32725

Parcel ID: 8130-07-44-0220

Property Owner:

Karel Bravo

1145 Giovanni Street

Deltona, FL 32725

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 Tina Pagan

DEL-25-094

Property Address:

1412 Ambassador Avenue, Deltona, FL 32725

Parcel ID: 8130-30-15-0080

Property Owner:

Breanna Bentley

1412 Ambassador Avenue
Deltona, FL 32725

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 Tina Pagan

DEL-25-095 A-B

Property Address:

2750 Gramercy Drive, Deltona, FL 32738

Parcel ID: 8130-32-77-0060

Property Owner:

Leonardo Digiovanni

129 Beaver Ridge Avenue

North Las Vegas, NV 89031

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 water heater.

Violation: B

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 504.1, which states that all plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of

performing the function for which such plumbing fixtures are designed.

Corrective Action:

REPAIR OR REPLACE DAMAGED PLUMBING (kitchen sink, disposal/dishwasher backing up when run and not draining properly.)

Officer Janice Polascik

DEL-25-096 A-B

Property Address:

2913 Lake Helen Osteen Road, Deltona, FL 32738

Parcel ID: 8130-58-03-0070

Property Owner:

Elias Acosta Gonzalez

7873 Saint Andrews Circle

Orlando, FL 32835-8170

Violation: A

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.3, which states that all buildings will have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch.

Corrective Action:

Properly display the address number on the front of the building, or to a separate structure (mailbox, post, wall, fence, etc.) in front of the building; numbers shall be Arabic and shall not be less than four inches in height and one-half inch in width.

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 (Exterior work).

Officer Janice Polascik

DEL-25-097 A-C

Property Address:

3179 Pigeon Cove Street, Deltona, FL 32738

Parcel ID: 8130-32-93-0290

Property Owner:

John Alexis Maldonado Vazquez

Jenice Burgos

3179 Pigeon Cove Street

Deltona, FL 32738

Violation: A

City of Deltona Ordinance, Section 66-18(h), "Restrictions on trucks and other vehicles" which states a maximum of two (2) 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 two (2) vehicles.

Violation: B

City of Deltona Ordinance, Section 66-56, which states that all abandoned vehicles, or vehicles that are inoperative, wrecked, partially dismantled or otherwise mechanically incapable of being operated in their present condition or without current state license tag if required or without a current state license tag, if required, shall be prohibited on any public right-of-way under any circumstances, or on private property except within a completely enclosed garage or when such vehicles are a permitted principal use or special exception in any zoning classification.

Corrective Action:

City ordinance requires that all vehicles on the property be operable in their present condition and have a current tag, unless they are stored in a fully enclosed garage. Please repair and/or tag the vehicles.

Violation: C

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 tires, car parts, materials, etc., inside an enclosed building.

Officer Steve Braukhoff

DEL-25-098

Property Address:

1130 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8130-06-00-0021

Property Owner:

Deltona Capital Holding LLC

931 W. Oak Street STE 103

Kissimmee, FL 34741-4973

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.13, which states that every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Corrective Action:

Repair or replace damaged/missing window and remove boards.

Officer Bashir Tourkzi

DEL-25-099

Property Address:

887 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8036-04-01-0050

Property Owner:

Land Trust Service Corp TR

Trust NO 887 DB - TR

PO Box 547945

Orlando, FL 32854

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 the exterior walls (Damaged/ Missing roof fascia)and painted with a proper treatment.

Officer Bashir Tourlzi

DEL-25-100 A-B

Property Address:

1838 Joyner Drive, Deltona, FL 32725

Parcel ID: 8130-53-19-0070

Property Owner:

Julia M. Vento EST

1838 Joyner Drive

Deltona, FL 32725

Violation: A

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.

Violation: B

City of Deltona Ordinance, Section 38-110 (a), which states that the City of Deltona prohibits the existence of any nuisance as defined herein for the following reasons: the property is dangerous, unhygienic, unhealthy, visually

unpleasant to the reasonable person of average sensibilities, and a visual nuisance because it depreciates, or potentially can depreciate, the value of neighboring property.

Corrective Action:

Remove the vine growth from the home and surrounding areas.

Officer Bashir Tourkzi

DEL-25-101

Property Address:

117 S. Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-6316-0010

Property Owner:

Furinx Fortune

117 S. 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 for (Shed/ Accessory 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.

Officer Bashir Tourkzi

DEL-25-102

Property Address:

2537 Newmark Drive, Deltona, FL 32738

Parcel ID: 8130-40-16-0150

Property Owner:

Carlos Gabriel Rodriguez Aguiar

Kiara Roman Matos

2537 Newmark 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 modification of the window and addition of a door or return to original state. 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 Enrique Rios

DEL-25-103

Property Address:

1420 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-38-00-0070

Property Owner:

Life Fellowship Church of the Nazarene Inc.

1420 COurtland Boulevard

Deltona, FL 32738

Violation:

City of Deltona Ordinance, 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 fence around playground. 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 Enrique Rios

FIRE-039-2025

Property Address:

1878 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-15-16-0060

Property Owner:

Fastlane Investments Inc.

838 N. Ridgewood Avenue

Daytona Beach, FL 32114-2040

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:

Obtain an issued building permit for the construction of the newly built wall and door.

Fire Safety Inspector Ajorie Bailey

FIRE-044-2025

Property Address:

679 Vicksburg Street, Deltona, FL 32725

Parcel ID: 8130-04-38-0350

Property Owner:

Cesar Borges
Tamara Pita Pinheiro
679 Vicksburg Street
Deltona, FL 32725

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. 1.12.8- The
AHJ shall be authorized to require permits for conditions listed in 1.7.12.2,
1.7.12.5, and 1.7.12.6, unless otherwise permitted by 1.7.12.9.

Corrective Action:

Obtain an issued permit for the change of occupancy classification (shed to
apartment building) or restore space to original condition.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –
Adopted. Florida Fire Prevention Code 8th Edition, NFPA 101, CH. 30.3.5.1 –
All buildings shall be protected throughout by an approved, suppressive
automatic sprinkler system installed in accordance with 30.3.5.1 through
30.3.5.6.

Corrective Action:

Install a supervised automatic fire sprinkler system throughout the structure.
Installation shall be done with issued permit by City of Deltona and be
conducted by a licensed fire sprinkler contractor.

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. 18.2.3.2.1- A
fire apparatus access road shall be extended to within 50 ft (15m) of at least
one exterior door that can be opened from the outside and the provided access
to the interior of the building.

Corrective Action:

Provide an approved fire department access road to the new apartment
building, extending within 50 ft of at least one exterior door that provides access
to the interior of the building. Fire department access roads shall have an
unobstructed with not less than 24 ft, and an unobstructed vertical clearance of

not less than 17 ft, stabilized and capable of supporting a 32-ton emergency vehicle.

Captain / Assistant Fire Marshal Samuel Schaller

FIRE-045-2025

Property Address:

1698 Diane Terrace, Deltona, FL 32725

Parcel ID: 8130-03-36-0200

Property Owner:

Harmony Clinic

1948 Saxon Boulevard

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:

Obtain an issued electrical permit for the newly installed medical equipment and associated electrical.

Fire Safety Inspector Lisa Nadeau

11. OTHER AND REPEAT BUSINESS:

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.