



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Special Magistrate

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Tuesday, July 2, 2024

5:30 PM

Deltona Commission Chambers

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#### 1. CALL TO ORDER:

The meeting was called to order at 5:40 pm.

#### 2. ROLL CALL:

Special Magistrate Kristin Eick  
Code Compliance Manager Danny Ron  
Code Compliance Supervisors Todd Meade  
Code & Building Admin Supervisor Renée Cairney  
Customer Service Representative Bryanna Ron  
Hearing Clerk Jessica Cotterman  
Officer Janice Polascik  
Officer Nick Lopez  
Officer Todd Mead  
Officer Bashir Tourkzi  
Assistant Chief/Fire Marshal Sharon Shivers  
Captain Assistant Fire Marshal Samuel Schaller

#### 3. PLEDGE TO THE FLAG:

#### 4. SPECIAL MAGISTRATE STATEMENT:

#### 5. DISCLOSURE OF EX PARTE COMMUNICATIONS:

Presented by Kristin Eick  
Ms. Eick has taken a Judicial Notice of all City of Deltona Ordinances, State Statues, Florida Building and Fire Codes and the International Property Maintenance Code.

#### 6. APPROVAL OF AGENDA & MINUTES:

The Minutes of the Special Magistrate Hearing for May 22, 2024 were approved by the Special Magistrate Kristin Eick.

#### 7. ANNOUNCEMENTS:

DEL-24-040 B - 985 E Normandy Blvd. - Continued to August  
DEL-24-055 (A,B & C) - 1743 W Chapel Dr. - Continued to August

DEL-24-057 - 1832 Villa Drive - Continued to August  
DEL-24-073 - 1420 Dressel Terrace - Continued to August  
FIRE24-0034 - 1240 Providence Blvd. - Continued to August

DEL-24-026 MASSEY - 417 Ft. Smith Blvd. - Withdrawn in Compliance  
DEL-24-040 (A) - 985 E Normandy Blvd - Withdrawn in Compliance  
DEL-24-069 - 507 Oslo Drive - Withdrawn in Compliance  
DEL-24-070 (C & D) - 986 Sweetbrier Drive - Withdrawn  
FIRE24-0036 - 1200 Deltona Blvd Ste 29 - Withdrawn as 2 Massey DEL Cases in progress.  
FIRE24-0038 - 2231 Florida Drive - Withdrawn in Compliance

## 8. SWEARING IN OF OFFICERS AND WITNESSES:

## 9. OLD BUSINESS:

### **DEL-23-277 MASSEY**

**Property Address:**

**1200 Deltona Blvd., Suite 59, Deltona, FL 32725**

**Parcel ID: 813006000020**

**Property Owner:**

**Deltona Wellness LP**

**PO Box 280**

**Lawrence, NY 11559-0280**

**Violation:**

**City of Deltona Ordinance, S, 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 Door Replacement. 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**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$3,875, representing 155 days at \$25 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property owner was not present to testify.

**DEL-23-279 (A & B) MASSEY****Property Address:**

**1200 Deltona Blvd., Suite 29, Deltona, FL 32725**

**Parcel ID: 813006000020**

**Property Owner:**

**Deltona Wellness LP**

**PO Box 280**

**Lawrence, NY 11559-0280**

**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 Change in Occupancy. 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.**

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**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 demolition of interior wall. 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

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$7,750, representing 155 days at \$50 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property owner was not present to testify.

**DEL-24-026 MASSEY**

Property Address:

417 Fort Smith Blvd., Deltona, FL 32738

Parcel ID: 813059170080

Property Owner:

Edwige Paulin

Benson Josue

417 Fort Smith Blvd.

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, R311.3.2 Floor elevation for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches (196mm) below the top of the threshold.

Corrective action:

Provide stairs/steps to any additional egress doors. 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**

This case was withdrawn by the City.

**DEL-24-031 MASSEY**

**Property Address:**

**3775 Cambay Street, Deltona, FL 32738**

**Parcel ID: 813062390030**

**Property Owner:**

**Antonio Valdez JR**

**3775 Cambay Street**

**Deltona, FL 32738-9080**

**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 ( Garage Modification/Addition)**

**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**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$225, representing 9 days at \$25 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property owner

was present to testify.

#### 10. NEW BUSINESS:

##### DEL-24-040 A & B

###### Property Address:

985 E Normandy Blvd., Deltona, FL 32725

Parcel ID: 813005740240

###### Property Owner:

Kelvin Albert Power

1620 Fruitland Drive

Deltona, FL 32725

###### Violation: A

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: A

Repair or replace the roof, gutters, or drainage.

###### Violation: B

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: B

Repair and/or replace exterior walls(soffit, fascia, plywood) of all decaying materials. Repair, remove, replace all gutters.

###### Officer Todd Meade

This case was withdrawn by the City.

##### DEL-24-057

###### Property Address:

1832 Villa Drive, Deltona, FL 32738

Parcel ID: 813036150210

###### Property Owner:

Adam C. Kavern  
1832 Villa Drive  
Deltona, FL 32738

Violation:

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.

Officer Janice Polascik

The case was continued by the City.

DEL-24-062 A & B

Property Address:

2809 Bluestone Drive, Deltona, FL 32738

Parcel ID: 813063280100

Property Owner:

Bennie S. Jordan

2809 Bluestone Drive

Deltona, FL 32738-9115

Violation: 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 shed structure.

**Violation: B**

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 surfaces of the deck and balcony.

**Officer Janice Polascik**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 2, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 per each violation A & B (\$50 combined) will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner Ms. Bennie S. Jordan and her daughter Ms. Empress Jordan were present. Ms. Empress Jordan testified on behalf of her mother.

**DEL-24-063 A & B****Property Address:**

3082 Norlina Street, Deltona, FL 32738

Parcel ID: 813068030100

**Property Owner:**

Joyce Lynch Fletcher TR

Joyce Ann Fletcher TR

3082 Norlina Street

Deltona, FL 32738-4254

**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 plumbing or you may remove.

**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 electrical work done in the garage.

**Officer Janice Polascik**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 per each violation A & B (\$50 combined) will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owners daughter's Ms. Michelle Perry and Analiese Underwood were present and testified.

**DEL-24-064**

**Property Address:**

1831 Laredo Drive, Deltona, FL 32738

Parcel ID: 813068150020

**Property Owner:**

Raymond J McCann JR

Barbara McCann

1831 Laredo Drive

Deltona, FL 32738

**Violation:**

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

Corrective Action:

Park boat/trailer/rv on the side of the house behind the front face or in the rear yard but not within the side street yard. Please move the vehicle to proper parking area or remove from the property. All vehicles must have a current tag and be operable, or they must be stored in an enclosed garage.

**Officer Janice Polascik**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Ms. Barbara McCann was present and did testify.

**DEL-24-065**

Property Address:

2121 Capri Circle, Deltona, FL 32738

Parcel ID: 813074420230

Property Owner:

Syed S Shah

P.O. Box 821693

Pembroke Pines, FL 33082

Violation:

City of Deltona Ordinance, Section 38-114, which states that storage of building materials, commercial and industrial equipment, materials, objects or waste relating to commercial or industrial uses, or any equipment, materials or objects that are not incidental to a residential use, shall be prohibited.

Corrective Action:

Outside storage is not allowed on vacant lots. Remove Conex box and construction materials/ equipment from the property.

**Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM July 12, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

**DEL-24-066****Property Address:**

**1878 Providence Blvd., Deltona, FL 32725**

**Parcel ID: 813015160060**

**Property Owner:**

**Mid State Rentals LLC.**

**P.O. Box 39805**

**Fort Lauderdale, FL 33339**

**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.**

**Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 2, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Ms. Alise Ober property owner was present and did testify.

**DEL-24-067****Property Address:**

**1553 Providence Blvd., Deltona, FL 32725**

Parcel ID: 813055060070

Property Owner:

David S Price

1553 Providence Blvd.

Deltona, FL 32725

Violation:

City of Deltona Ordinance, e, 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 fence.

Officer Nick Lopez

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

DEL-24-068

Property Address:

2173 Clearwater Drive, Deltona, FL 32738

Parcel ID: 813045470050

Property Owner:

Tomas Wong

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**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner Mr. Tomas Wong was present and did testify.

**DEL-24-069****Property Address:**

**507 Oslo Drive, Deltona, FL 32725**

**Parcel ID: 813012190010**

**Property Owner:**

**Thomas V Bamundo**

**Judy Lynn Bamundo**

**2970 Willow Bay Ter.**

**Casselberry, FL 32707**

**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(soffit, fascia boards, roof line, gutters) and paint with a proper treatment. Remove all rotting materials.**

**Officer Todd Meade**

This case was withdrawn by the City.

**DEL-24-070 ( A & B)****Property Address:**

**986 Sweetbrier Drive, Deltona, FL 32725**

**Parcel ID: 813066090190**

**Property Owner:****Alfred Ellis****Marshall B Ellis****986 Sweetbrier Drive****Deltona, FL 32725****Violation: A**

**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 and enclosed building yard waste and old fence panels. .**

**Violation: B**

**City of Deltona Ordinance, , Section 14-3 (a). Specific animals: Which states it shall be unlawful to keep, maintain or raise in the city the following animals: (1) Any artiodactyla (even toed) or Perissodactyla (odd toed) ungulate, including but not limited to animals in the genus Bos (cows), all species; Ovis (sheep), all species; and Capra (goats), all species; and all other hoofed animals. (2) Any animal belonging to the family Phasianidae or family Anatidae, all species, including but not limited to, chickens, roosters, turkeys, peacocks, geese and ducks. (3) Any dangerous animal. (4) Venomous reptiles. (5) Animals that have been declared "public nuisance animals" more than once.**

**Corrective Action:**

**Must relocate the animals, roosters and goats within 72 hours.**

**Officer Larry Sparling**

This case was withdrawn by the City.

**DEL-24-071****Property Address:****1986 Hunter Avenue, Deltona, FL 32725****Parcel ID: 813015060100****Property Owner:****Eric B Saxx**

Tamika LT Saxx  
PO Box 910547  
Lexington, KY 40591

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 permits if required.

Officer Nick Lopez

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

DEL-24-072 (A thru I)

Property Address:

2912 Thalita Terrace, Deltona, FL 32738

Parcel ID: 813074420270

Property Owner:

Thalita Terrace LLC

PO Box 3587

Orlando, FL 32802

Violation:(s) (A thru I)

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:

Expired permits on property must obtain up to date permits for CASE# BLD24-036 / PERMIT# BLDC20-0074 (NEW CONSTRUCTION); CASE# BLD24-0367 / PERMIT# BLDC20-0101 (RETAINING WALL); CASE# BLD24-0368 / PERMIT# BLDC21-0029 (DUMPSTER); CASE# BLD24-0369 / PERMIT# BLDC21-0032 (NEW CONSTRUCTION) CASE# BLD24-370 / PERMIT# ENG20-0077 (SITE ENGINEERING); CASE# BLD24-0371 / PERMIT# FIRE21-0042 (FIRE SPRINKLER); CASE# BLD24-0372 / PERMIT# FIRE21-0043 (FIRE SPRINKLER); CASE# BLD24-0373 / PERMIT# FIRE21-0052 (FIRE ALARM); CASE# BLD24-0374 / PERMIT# FIRE21-0053 (FIRE ALARM). 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

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each of the nine (9) violations (permits) (a total amount of \$450.00) and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

**DEL-24-073**

Property Address:

1420 Dressel Terrace, Deltona, FL 32725

Parcel ID: 813007770120

Property Owner:

Leonardo Garin

Jessica Dumeng

1420 Dressel Terrace

Deltona, FL 32725

Violation:

City of Deltona Ordinance, a 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 from the right side of the property (Only allowed on driveway).

Officer Jeff Scott

This case was continued by the City.

DEL-24-074

Property Address:

2041 Swanson Drive, Deltona, FL 32738

Parcel ID: 813017210040

Property Owner:

Mandela K Zabulungi

Hilda Akyaa Corri

Kwabena D Corri

2041 Swanson Drive

Deltona, FL 32738

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:

Remove or repair the fence.

Officer Nick Lopez

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code

Compliance Officer to verify compliance with this order. Property owner was not present to testify.

**DEL-24-075 (C & D)**

**Property Address:**

**986 Sweetbrier Drive, Deltona, FL 32725**

**Parcel ID: 813066090190**

**Property Owner:**

**Alfred Ellis**

**Marshall Ellis**

**986 Sweetbrier Drive**

**Deltona, FL 32725**

**Violation: A**

**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.**

**Violation: B**

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

**Corrective action:**

**Park boat/trailer/rv on the side of the house behind the front face or in the rear yard but not within the side street yard. Please move the vehicle to proper parking area or remove from the property. All vehicles must have a current tag and be operable, or they must be stored in an enclosed garage.**

**Officer Todd Meade**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order

is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 for violation C, will be imposed for each and every day the violation continues past the aforementioned date, for violation D no fines as long as no repeat offence occurs in the next five years, at which time a \$500 fine will be imposed, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

**FIRE-24-032****Property Address:**

**577 Deltona Blvd., Deltona, FL 32725**

**Parcel ID: 803605090040**

**Property Owner:**

**Deltona Squear LLC**

**259 E Rand Rd Apt 200**

**Mount Prospect, IL 60056**

**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, 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.**

**Corrective Action:**

**Obtain a building and electrical permit for the removal of the interior walls and the construction of the new interior walls and installation of additional electrical receptacles.**

**Captain / Assistant Fire Marshal Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a

fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was present and Mr. Wayne Scott representation for the tenant was present and did testify.

**FIRE-24-033****Property Address:**

**600 Fort Smith Blvd., Deltona, FL 32738**

**Parcel ID: 813400000042**

**Property Owner:**

**Florida District Church of Nazarene**

**4720 Cleveland Heights**

**Lakeland, FL 3813**

**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, Ch. 11.1.5.6 - Extension cords shall be permitted to be used on portable appliances to the nearest receptacle where receptacle spacing is in accordance with NFPA 70.**

**Corrective Action:**

**Obtain building and electrical permits for the construction of the stage/platform, drum booth, walled off egress doors, newly installed exterior doors, sound booth and associated electrical and removal of illuminated exit sign. Obtain a permit for the demolition of the wall and door in the foyer/hallway area and relocated, demolished, and newly constructed walls and doors inside of the sanctuary, and obtain an electrical permit for the electrical work conducted on the exterior of the structure. Cease the permanent usage of the extension cords being used on the fence/front entrance area.**

**Captain / Assistant Fire Marshal Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 16, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. The General Contractor Felix

Fresse was present and did testify. Exhibit C (floor plan with mark ups) was entered into the file as evidence.

**FIRE-24-034**

**Property Address:**

**1240 Providence Blvd., STE 4, Deltona, FL 32725**

**Parcel ID: 813019030040**

**Property Owner:**

**Chulli Corp**

**920 Grand Hilltop Drive**

**Apopka, FL 32704**

**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 electrical permit for the installation of the new electrical panel or renew the expired electrical permit.**

**Captain / Assistant Fire Marshal Samuel Schaller**

This case was continued by the City.

**FIRE-24-035**

**Property Address:**

**839 Debary Avenue, Deltona, FL 32725**

**Parcel ID: 813052040050**

**Property Owner:**

**Coffin Richard H JR Trust**

**Ricon Trust**

**2070 Creekside Road**

**Santa Barbara, CA 93109**

**Violation:**

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

**- Adopted.**

**Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 63.9.2.1 - For other**

than vehicles equipped for and using compressed gas as a fuel for propelling the vehicle, an operational permit shall be required for liquid carbon dioxide systems in excess of 100 lb (45.4 kg) of carbon dioxide.

**Corrective Action:**

Obtain an operational use permit for the liquid carbon dioxide system.

**Captain / Assistant Fire Marshal Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Anita Weatherford Property Manager representing 7-11 Stores for Florida and Ms. Price and Mr. Robert Buono with CO2 Monitoring were present via zoom and did testify.

**FIRE-24-036**

**Property Address:**

1200 Deltona Blvd., Ste 29., Deltona, FL 32725

Parcel ID: 813006000020

**Property Owner:**

Deltona Wellness LP

PO 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. 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, Ch. 1.7.12.8 - 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 a permit for the change of occupancy classification. Obtain a building and electrical permit for the construction of new interior walls, addition of exterior door, relocated exit signs, and newly installed receptacles and associated wiring.

**Captain / Assistant Fire Marshal Samuel Schaller**

This case was withdrawn by the City.

**FIRE-24-037****Property Address:**

**3000 Lake Helen Osteen Road, Deltona, FL 32738**

**Parcel ID: 810306000020**

**Property Owner:**

**Leroy A Young TR**

**1999 Young Family Rev Trust**

**945 Lincoln Avenue**

**Napa, CA 94558-5066**

**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, 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:**

**Obtain an electrical permit for the installation of the newly provided electrical receptacles and equipment/coolers installed in the produce area. Provided an approved cover for the exterior electrical box.**

**Captain / Assistant Fire Marshal Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 1, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

**FIRE-24-038****Property Address:**

**2231 Florida Drive, Deltona, FL 32738**

Parcel ID: 813074420080

Property Owner:

Matych Steven J TR

Steven and Teresa Matych Trust

1147 Antler Drive

Arroyo Grande, CA 93420

Violation:

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

– Adopted.

Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 13.1.9 - 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, Ch. 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:

Provide access to Unit 101, 202, & 204 to a licensed fire sprinkler contractor to complete the fire sprinkler system inspection. Contact a licensed fire sprinkler contractor to have the semi-annual fire sprinkler system inspection completed in accordance with NFPA 25.

Captain / Assistant Fire Marshal Samuel Schaller

This case was withdrawn by the City.

## 11. OTHER AND REPEAT BUSINESS:

## 13. ADJOURNMENT:

The meeting was adjourned at 7:45 pm.

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Special Magistrate Kristin Eick

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Hearing Clerk Jessica Cotterman