



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Special Magistrate

Wednesday, November 20, 2024

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order @ 5:35 pm.

2. ROLL CALL:

Special Magistrate Kristin Eick
Code Compliance Manager Danny Ron
Code Compliance Supervisor Mark Gibson
Code Compliance Supervisor Todd Meade
Hearing Clerk Jessica Cotterman
Building and Code Admin. Supervisor Renée Cairney
Legal Counsel Gemma
Officer Nick Lopez
Officer Bashir Tourkzi
Officer Janice Polascik
Assistant Chief/Fire Marshal Sharon Shivers
Captain/Assitant Fire Marshal Samuel Schaller
Fire Inspector Lisa Nadeau

3. PLEDGE TO THE FLAG:

4. SPECIAL MAGISTRATE STATEMENT:

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.

5. DISCLOSURE OF EX PARTE COMMUNICATIONS:

6. APPROVAL OF AGENDA & MINUTES:

The Minutes of the Special Magistrate hearing for October 23, 2024 were approved by the
Special Magistrate Kristin Eick.

7. ANNOUNCEMENTS:

Withdrawn cases:
DEL-24-108 (B) - 1697 Doyle Road - Withdrawn Compliance - 11.5.2024
DEL-24-104 - 2090 Saxon Boulevard - Withdrawn Compliance - 11.11.2024

DEL-24-106 - (A & B) - 869 Roberts Boulevard - Withdrawn Compliance - 11.20.2024

Continued cases:

FIRE-061-2024 - 950 Doyle Road - Continued to 1.22.2025

DEL-24-096 - 1385 Comerwood Drive - Continued to 1.22.2025

8. SWEARING IN OF OFFICERS AND WITNESSES:

9. OLD BUSINESS:

DEL-24-085 MASSEY (A,B, & C)

Property Address:

55 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 813060000030

Property Owner:

Dollar Tree Stores Inc

500 Volvo Parkway

Chesapeake, VA 23320

Violation: A

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 (Main entrance Door Frame/Glass)

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 (Canopy). 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 (Mechanical). 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 \$3,600.00, representing 24 days at \$150 per day \$50 per violation A, B & C (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. Attorney Austin Palombizio was present via Zoom and did testify.

DEL-24-091 MASSEY

Property Address:

1540 Gainesville Drive, Deltona, FL 32725

Parcel ID: 813072260010

Property Owner:

Francisco Brito
Fredy Nancy Brito
1540 Gainesville Drive
Deltona, FL 32725

Violation:

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

Corrective action:

Repair or remove the shed.

Officer Nick Lopez

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,250.00, representing 25 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-24-094 MASSEY

Property Address:

1371 Comerwood Drive, Deltona, FL 32738

Parcel ID: 813038110190

Property Owner:

Lonneria T Bankston

236 Altamonte Bay Club Circle #106

Altamonte Springs, FL 32701

Violation:

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

Corrective action:

Repair or remove the fence.

Officer Nick Lopez

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$575.00, representing 23 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-24-096 MASSEY**Property Address:****1385 Comerwood Drive, Deltona, FL 32738****Parcel ID: 813038110160****Property Owner:****Dorian Zelaya****1385 Comerwood 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:**Repair or remove the fence.****Officer Nick Lopez**

This case was continued by the City.

FIRE24-053 MASSEY**Property Address:****1805 Elcam Boulevard, Deltona, FL 32725****Parcel ID: 813015160010****Property Owner:****% Realty Income Corp****11995 El Camino Real PM 1682****San Diego, CA 92130****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 newly installed cooking appliances &
associated electrical. Obtain a permit for the installation of the LED
lighting in the coolers.

Fire Inspector Lisa Nadeau

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1300.00, representing 26 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.

10. NEW BUSINESS:

DEL-24-081

Property Address:

1510 Howland Boulevard, Deltona, FL 32738

Parcel ID: 813043620250

Property Owner:

William Waldman

1510 Howland Boulevard

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Sec. 110-803 which states that principal and
accessory structures and related projections, including driveways and
swimming pool decks shall not be erected in platted easements unless
the easement has been abandoned/vacated consistent with sections
58-32—58-37 of the City Code of Ordinances

Corrective Action:

Remove principal, accessory structures, and related projections from
the platted easement.

Officer Nick Lopez

This case was withdrawn by the City.

DEL-24-102**Property Address:****2603 Collingswood Drive, Deltona, FL32738****Parcel ID: 813032660050****Property Owner:****Thomas W Rivera JR****P.O.Box 470930****Kissimmee, FL 34747****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 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 February 25, 2025 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-24-103**Property Address:****1377 Comerwood Drive, Deltona, FL 32738**

Parcel ID: 813038110180

Property Owner:

Ruth Alicea

1377 Comerwood 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:

Repair or remove 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 December 20, 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-24-104

Property Address:

2090 Saxon Boulevard, Deltona, FL 32725

Parcel ID: 802402000010

Property Owner:

HN Saxon LLC

823 Georgia Avenue Suite 300

Chattanooga, TN 37402

Violation:

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

Corrective Action:

Repair or replace DUMPSTER door(s).

Officer Yvette Lamar

This case was withdrawn by the City in compliance.

DEL-24-105

Property Address:

1072 Lamplighter Avenue, Deltona, FL 32725

Parcel ID: 813011560100

Property Owner:

Perch Investments LLC

8215 SW 72nd Avenue Apt 1710

Miami, FL 33143

Violation:

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

Corrective Action:

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

Officer Nick Lopez

This case was continued by the City.

DEL-24-106 (A & B)

Property Address:

869 Roberts Boulevard, Deltona, FL 32725

Parcel ID: 813028170090

Property Owner:

James F Rios
1472 Finlay Street
Deltona, FL 32725-5906

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 entry doors and windows. 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. 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 Larry Sparling

This case was withdrawn by the City in compliance.

DEL-24-107

Property Address:

1691 Rim Avenue, Deltona, FL 32738

Parcel ID: 813036230210

Property Owner:

Stephen Robert Benjo &

Zachary Benjo

1691 Rim Avenue

Deltona, FL 32738

Violation:

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

Corrective Action:

Repair or replace the roof, gutters, or drainage/ remove Tarp.

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 February 18, 2025 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. Benjo represented the property owners was present and did testify.

DEL-24-108 A & B

Property Address:

1697 Doyle Road, Deltona, FL 32725

Parcel ID: 813023090060

Property Owner:

Margaret M Buckler

116 Amanthus Court

Deland, FL 32724

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

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 (Windows). 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 January 20, 2025 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 (for violation A), 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. Margaret M. Buckler was present and did testify.

FIRE-24-0061

Property Address:

950 Doyle Road, Deltona, FL 32725

Parcel ID: 910601000090

Property Owner:

Puerta Del Cielo Assembly of God

P.O. Box 5632

Deltona, FL 32728

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, NFPA 1 Ch.

13.1.1 - The AHJ shall have the authority to require that construction documents for all fire protection systems be submitted for review and approval and a permit be issued prior to the installation, rehabilitation, or modification. Further, the AHJ shall have the authority to require that full acceptance tests of the systems be performed in the AHJ's presence prior to final system certification. NFPA 1 Ch. 13.1.6 - Detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ.

Corrective Action:

Obtain a permit for the installation of the new air conditioning unit.

Obtain a permit for the installation of the new fire alarm control panel and associated devices. Provide the 2024 fire alarm inspection, testing, and maintenance report.

Fire Inspector Lisa Nadeau

This case was continued by the City.

FIRE-24-0062

Property Address:

1235 Providence Boulevard, Suite P & Q, Deltona, FL 32725

Parcel ID: 813005060010

Property Owner:

ECA Buligo Providence Partners

13041 W Linebaugh Avenue

Tampa, FL 33626

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 a permit for the installation of the new electrical wiring and circuitry.

Fire Inspector Lisa Nadeau

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM January 26, 2025 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. Contractor Joel Sylvester, was present representing the property owner.

11. OTHER AND REPEAT BUSINESS:

DEL-23-277 MASSEY; DEL-23-279 MASSEY; FIRE-23-013 MASSEY; FIRE-23-014 MASSEY; FIRE-23-015 MASSEY; FIRE-23-016 MASSEY.

Property Address:

1200 Deltona Blvd., Deltona, FL 32725

Parcel ID: 813006000020

Property Owner:

Deltona Wellness LP

PO Box 280

Lawrence, NY 11559 0280

Violation: #1 - DEL-22-277 MASSEY

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 Door Replacement.

This case was for not obtaining a permit to replace rear door. Property owner is requesting a reduction from the amount owed of 190 days @ \$25.00 / day = \$4,750.00 to \$0.00. This property is now in compliance with the City and the fine has stopped.

Violation: #2A - DEL-22-279 MASSEY

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.

Violation: #2B - DEL-22-279 MASSEY

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.

This case was for not obtaining a permit(s) to remove a wall, demise wall and replace rear door. Property owner is requesting a reduction from the amount owed of 180 days @ \$50.00 / day = \$9,000.00. This property is now in compliance with the City and the fine has stopped.

Violation: #3 - FIRE-23-013 MASSEY

City of Deltona, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 7th Edition, NFPA 1, Ch. 1, 1.7.12.8 & NFPA 101 Ch. 14.3.4.1.1.

Corrective action: Cease & Desist utilization of space as educational occupancy OR obtain change of occupancy permit & pass all required final inspections. Install fire alarm system in accordance with NFPA 1 Ch. 13 & 2016 NFPA 72, or extend existing fire alarm system to provide initiation & notification within suite.

This case was for not obtaining a change of use permit. Property owner is requesting a reduction from the amount owed of 195 days @ \$50.00 / day = \$6,750.00. This property is now in compliance with the City and the fine has stopped.

Violation: #4 - FIRE-23-014 MASSEY

City of Deltona, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention th Code 7 Edition, NFPA 1, Ch. 10.8.1, Ch. 13.1.1, Ch. 11.1.5.6, Ch. 1.7.12.10, Ch 1.7.12.5, NFPA 101 Ch. 7.9.2.1.

Corrective action: Provide a copy of 2023 emergency action plan to the Fire Safety Division for approval, obtain permit for installation of additional fire alarm devices within suite 56, discontinue use of extension cords for permanent wiring, repair emergency lighting fixture in suite 54, obtain building permit for installation of fire-rated door between suites 55 & 56. Cease & Desist utilization of suite 56 as educational occupancy OR obtain change of occupancy permit & pass all required final inspections.

This case was for not obtaining a change of use permit. Property owner is requesting a reduction from the amount owed of 195 days @ \$50.00 / day = \$6,750.00. This property is now in compliance with the City and the fine has stopped.

Violation: #5 - FIRE-23-015 MASSEY

City of Deltona, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention th Code 7 Edition, NFPA 1, Ch. 10.8.1, Ch. 13.1.1, Ch. 11.1.5.6, Ch. 1.7.12.10, Ch 1.7.12.5, NFPA 101 Ch. 7.9.2.1.

Corrective action: Provide a copy of 2023 emergency action plan to the Fire Safety Division for approval, obtain permit for installation of additional fire alarm devices within suite 56, discontinue use of extension cords for permanent wiring, repair emergency lighting fixture in suite 54, obtain building permit for installation of fire-rated door between suites 55 & 56. Cease & Desist utilization of suite 56 as educational occupancy OR obtain change of occupancy permit & pass all required final inspections.

This case was for not providing an emergency action plan to the Fire Safety Division for approval, obtain permit for installation of additional fire alarm devices within suite 56, discontinue use of extension cords for permanent wiring, repair emergency lighting fixture in suite 54, obtain building permit for installation of fire-rated door between suites 55 & 56. Cease & Desist utilization of suite 56 as educational occupancy OR obtain change of occupancy permit & pass all required final inspections. Property owner is requesting a reduction from the amount owed of 127 days @ \$50.00 / day = \$6,300.00. This property is now in compliance with the City and the fine has stopped.

Violation: #5 - FIRE-23-016 MASSEY

City of Deltona, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 7th Edition, NFPA 101, Ch. 39.3.2.1, Ch. 6.1.14.4.1, NFPA 1 Ch. 11.1.2.1

Corrective action: Obtain permit or provide approved design detail for repairs conducted to the fire-rated wall for the boiler room. Repair electrical junction box inside of Suite 58. Obtain permit to upgrade wall

between suite 58 & 59 to 2 hour fire-rated wall, or provide documentation that existing wall contains a minimum of 2 hour fire rating, and provide design detail for repairs made to wall between suite 58 & 59.

This case was for not obtaining or providing design details for repairs conducted to the fire-rated wall for of electrical cords, non repair of the emergency lighting fixture, not obtaining a permit for fire rated wall for the boiler room, and obtain a permit to upgrade to upgrade wall between suite 58 & 59 to 2 hour fire-rated wall, or provide documentation that existing wall contains a minimum of 2 hour fire rating, and provide design detail for repairs made to wall between suite 58 & 59. Property owner is requesting a reduction from the amount owed of 223 days @ \$100.00 / day = \$3,350.00. This property is now in compliance with the City and the fine has stopped.

For a total: \$66,400.00

Suggested reduction total: \$46,900.00

Special Magistrate heard the request for a lien reduction in the amount owed, for all five (6). Special Magistrate cases. The City recommended to reduce the total amount of liens \$67,400.00 to \$38,250.00. Special Magistrates' recommendation is to reduce the liens owed to \$23,702.78, which is the cost incurred by the Code Compliance department. The request is being arranged to be presented at the December 9, 2024 City Commission meeting. Property owner Mr. Morley Weisman and Michael Mathers Property Manager were present and did testify.

13. ADJOURNMENT:

The meeting was adjourned at 7:44 pm.

Special Magistrate Kristin Eick

Hearing Clerk Jessica Cotterman