



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, February 25, 2026

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:
2. ROLL CALL:
3. PLEDGE TO THE FLAG:
4. SPECIAL MAGISTRATE STATEMENT:
5. DISCLOSURE OF EX PARTE COMMUNICATIONS:
6. APPROVAL OF AGENDA & MINUTES:
7. ANNOUNCEMENTS:
8. SWEARING IN OF OFFICERS AND WITNESSES:
9. OLD BUSINESS:

[DEL-25-042 Massey](#)

[Property Address:](#)

[1114 Cambridge Street, Deltona, FL 32725](#)

[Parcel ID: 8130-09-16-0140](#)

[Property Owner:](#)

[Fred A. Kelly II](#)

[1114 Cambridge Street](#)

[Deltona, FL 32725](#)

[Violation:](#)

[City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT -](#)

[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 (a) demolish the structure (retaining/sea wall) or (b) obtain an updated boundary survey and riparian survey as well as all other required documentation to attempt to permit the 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 Josymar Jimenez

DEL-25-086 (A - C) Massey

Property Address:

679 Vicksburg Street, Deltona, FL 32725

Parcel ID: 8130-04-38-0350

Property Owner:

Cesar Borges &/or

Tamara Pita Pinheiro

679 Vicksburg Street

Deltona, FL 32725

Violation: A

City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - 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 (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, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - 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 (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, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - 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 (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-25-093 Massey](#)

[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, SEC. 18-5 IPMC 304.7 - HOUSING CODE ROOFS](#)

[- 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-26-010 Massey](#)

[Property Address:](#)

[617 S. Anchor Drive, Deltona, FL 32725](#)

[Parcel ID: 8130-03-41-0570](#)

[Property Owner:](#)

[FKH SFR PROPCO G L P](#)

[600 Galleria Parkway Suite 300](#)

[Atlanta, GA 30339](#)

[Violation:](#)

[City of Deltona Ordinance, SEC 38-110 A \(1\) - DECLARATION OF NUISANCE](#)

[- Violation: City of Deltona Ordinance section 38-110\(a\)\(1\), 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.\(1\)It shall be the duty of the owner of property to eliminate on their lot, tract or parcel of land any public nuisance known at](#)

common law or in equity jurisprudence or as provided by the Statutes of the State of Florida or the City Code of Ordinances including, but not limited to, excessive growth of grass, weeds, brush, hazard trees, and other overgrowth on the property and that portions of the adjoining public right-of-way between the property and paved or graded street; conditions which endanger human life or substantially and detrimentally affect the utility, livability, safety or security of occupants, nearby occupants or passersby; conditions which render air, food or drink unwholesome or detrimental to the health of human beings; fire hazards; structurally unsound fences or structures; abandoned buildings when they are unsecured or un-securable and when by reason of abandonment or neglect they contain hazards or other unsafe conditions; and any attractive nuisance which may prove detrimental to the health and safety of children or others whether in a building, on the premises of a building or upon an unimproved lot.

Corrective action:

Remove and properly dispose of the tree (Please remove the tree with termites in rear yard, right side corner).

Officer Jeff Scott

FIRE-039-2025 Massey

Property Address:

1878 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-15-16-0060

Property Owner:

Fastlane 1878 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 building permit for the construction of the newly built wall and door.

Fire Safety Inspector Ajorie Bailey

10. NEW BUSINESS:

[DEL-26-012](#)

[Property Address:](#)

[3342 Vancouver Avenue, Deltona, FL 32738](#)

[Parcel ID: 8130-35-07-0120](#)

[Property Owner:](#)

[Gloria Brathwaite](#)

[3342 Vancouver Avenue](#)

[Deltona, FL 32738](#)

[Violation:](#)

[City of Deltona Ordinance, SEC. 110-831 TEMPORARY PORTABLE STORAGE UNIT - Violation: City of Deltona 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 property.](#)

[Officer Josymar Jimenez](#)

[DEL-26-013](#)

[Property Address:](#)

[1068 Eagles Nest Avenue, Deltona, FL 32725](#)

[Parcel ID: 8130-10-06-0180](#)

[Property Owner:](#)

[Melissa A. Frascati &/or](#)

[Alexander J. Lacono](#)

[1068 Eagles Nest Avenue](#)

[Deltona, FL 32725](#)

[Violation:](#)

[City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT -](#)

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 conversion, or you can restore it back to its original state (obtain permits if necessary to restore).

Officer Janice Polascik

DEL-26-014

Property Address:

1556 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8130-11-23-0020

Property Owner:

YMA Investments LLC

6545 Market Avenue N. STE 100

Canton, OH 44721-2430

Violation:

City of Deltona Ordinance, SEC. 18-5 IPMC 303.1 - POOLS UNSANITARY -

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

Corrective Action:

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

Officer Jeff Scott

DEL-26-015

Property Address:

323 Cloverleaf Boulevard, Deltona, FL 32725

Parcel ID: 8130-22-23-0450

Property Owner:

Debra A. V. Taylor

323 Cloverleaf Boulevard

Deltona, FL 32725

Violation:

City of Deltona Ordinance, SEC. 38-110 (B)(2) - DEBRIS - 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 (cardboard boxes on the rear porch area).

Officer Jeff Scott

FIRE-046-2025

Property Address:

2031 Saxon Boulevard, Deltona, FL 32725

Parcel ID: 8023-01-12-0090

Property Owner:

Shaffer Investments LLC

879 Mason Avenue

Daytona Beach, FL 32117

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 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 installation of locking device. Permit can be applied for at Deltona City Hall, 2345 Providence Boulevard, Deltona, FL 32725. Contact our office with permit number once obtained.

Fire Safety Inspector Ajorie Bailey

FIRE-003-2026Property Address:2742 Elkcam Boulevard, Deltona, FL 32738Parcel ID: 8130-74-24-0360Property Owner:Elkcam Deltona CorpP.O. Box 473Sanford, FL 32772Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1,63.9.2.1 – 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 lbs. (45.4kg) of carbon dioxide.

Corrective Action:

Obtain an operational use permit for the liquid CO2 system. Permit can be
obtained from Deltona Building Services, 2345 Providence Boulevard, Deltona,
FL 32725. Please contact our office with permit number once obtained.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 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 bollards installed to protect CO2 tank
on the rear exterior of the building. Permit can be obtained from Deltona
Building Services, 2345 Providence Boulevard, Deltona, FL 32725. Please
contact our office with permit number once obtained.

Fire Safety Inspector Lisa NadeauFIRE-004-2026Property Address:111 Howland Boulevard, Deltona, FL 32738

Parcel ID: 9206-04-00-0040

Property Owner:

Fairwinds Credit Union

3087 N. Alafaya Trail

Orlando, FL 32826

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.6 – Fire
Protection System Test and Maintenance Paperwork Required – 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:

Please provide a copy of the current fire alarm inspection/maintenance report
and current backflow inspection/maintenance report and current fire sprinkler
inspection/maintenance report.

Violation: B

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

Corrective Action:

Fire sprinkler system is red tagged indicating deficiencies to the system. Please
contact your fire sprinkler service provider to have all deficiencies corrected.

Violation: C

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

Corrective Action:

Backflow system is red tagged, indicating deficiencies to the system. Please contact your fire sprinkler service provider to have all deficiencies corrected.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.1 – Permit Required – Fire Protection System – 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 issued prior to installation, rehabilitation, or modification.

Corrective Action:

Obtain a permit for the removal of the fire alarm cellular communicator and newly installed fire alarm control panel.

Fire Safety Inspector Lisa Nadeau

FIRE-006-2026

Property Address:

1001 Alabaster Way, Deltona, FL 32725

Parcel ID: 8130-78-00-0030

Property Owner:

SNR 24 Sterling Court Owner LLC

P.O. Box 808

Cockeysville, MD 21030

Violation: A

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

Corrective Action:

Repair all fire related doors to completely close and latch.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.5.3.1 – Backflow

prevention devices shall be inspected, tested, and maintained in accordance with the requirements of NFPA 25.

Corrective Action:

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

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 10.13.2.1 – Cut or uncut weeds, grass, vines, and other vegetation shall be removed when determined by the AHJ to be a fire hazard.

Corrective Action:

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

Violation: D

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

Corrective Action:

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

Violation: E

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

Corrective Action:

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

Violation: F

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

Corrective Action:

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

Violation: G

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

Corrective Action:

Please contact your generator service provider to repair generator.

Violation: H

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

Corrective Action:

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

Violation: I

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

Corrective Action:

Please resecure the loose fire sprinkler escutcheon plates.

Violation: J

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

Corrective Action:

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

Fire Safety Inspector Ajorie Bailey

FIRE-007-2026

Property Address:

414 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 9001-09-00-0020

Property Owner:

Waffle House Inc.

5986 Financial Drive

Norcross, GA 30071

Violation: A

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

Corrective Action:

Please contact your backflow service provider to correct the noted deficiencies on 07/03/2025 inspection report.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 1:63.9.2.1 – 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 lbs. (45.4 kg) of carbon dioxide.

Corrective Action:

Obtain an issued operational permit for the liquid carbon dioxide system.
Contact our office with permit number once obtained.

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, FAC 69A-48.006 (C) – Tags shall contain the following information: 1. “Do not remove by Order of the State Fire Marshal.”, 2. Name of person performing the work., 3. Type of work performed., 4. Type of systems involved according to NFPA 72, as adopted in Rule 69A-3.012, F.A.C., 5. Month and year the work was completed. 6. The remainder of space available in the center section of a Fire Alarm tag, where the name, street address, city, zip code, certificate number, and telephone number of the licensed contractor or business entity is printed, is permitted to be used for advertising, and shall not contain any erroneous, false or misleading statements.

Corrective Action:

Please contact your fire alarm service provider to fully complete the fire alarm inspection tag.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 50.6.2.8 – Where required, certificates of inspection and maintenance shall be forwarded to the AHJ. [96:12.2.8].

Corrective Action:

Please provide a copy of the current fixed fire suppression system.

[inspection/maintenance report.](#)

[Fire Safety Inspector Ajourie Bailey](#)

[FIRE-009-2026](#)

[Property Address:](#)

[915 Doyle Road, Deltona, FL 32725](#)

[Parcel ID: 9106-09-00-0010](#)

[Property Owner:](#)

[TCB Deltona LLC](#)

[353 N. Clark STE 3625](#)

[Chicago, IL 60654-3477](#)

[Violation: A](#)

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.1.6 – Fire
Protection System Test and Maintenance Paperwork Required – 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:](#)

[Please provide copies of the current fire alarm, fire backflow, and sprinkler
systems inspection/maintenance reports for Buildings 100 and 300. Please
provide a copy of the inspection report for the fire hydrant on site. Please send
copies of inspection reports to \[fireprotection@deltonafl.gov\]\(mailto:fireprotection@deltonafl.gov\).](#)

[Violation: B](#)

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 4.1.3.2.2.5 –
Buildings shall be designed and constructed to provide reasonable signage and
lighting to identify hazards, exits means of egress and other building safety
features.](#)

[Corrective Action:](#)

[Please replace the faded “FACP Inside” signage on the fire alarm control box
on the exterior of building 100.](#)

[Violation: C](#)

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -](#)

Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 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:

Please identify and relabel the meter boxes with the missing suite numbers – Buildings 100 and 300.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 10.11.1.6 – Address numbers for suites units etc. within a multiple tenant building or complex shall be individually identified in a manner approved by the AHJ, however shall be at least 6 in. (152.4mm) in height for all other buildings, structures, or portions thereof.

Corrective Action:

Provide/maintain a minimum 6” height numbers which are clearly visible from the street for Suite 301 and 306. Numbers shall be contrasting with background. Please replace the suite number on the rear of Quest Diagnostics to read “305” and not “303”.

Fire Safety Inspector Lisa Nadeau

FIRE-010-2026

Property Address:

915 Doyle Road, Suites 103-105, Deltona, FL 32725

Parcel ID: 9106-09-00-0010

Property Owner:

TCB Deltona LLC

353 N. Clark STE 3625

Chicago, IL 60654-3477

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 17.12.10 – Permit Required – 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 installation of the new emergency lighting. Permit can be obtained from Deltona Building Services located at 2345 Providence Boulevard. Permit must be applied for by a licensed electrician. Contact our office with permit number once obtained.

Fire Safety Inspector Lisa Nadeau

FIRE-012-2026

Property Address:

951 Doyle Road, Deltona, FL 32725

Parcel ID: 9106-05-00-0010

Property Owner:

Exchangeright Net-Leased All-Cash 2

%Exchangeright Real Estate LLC

1055 E. Colorado Boulevard STE 310

Passadena, CA 91106-2374

Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.7.3.1.1.4 – All apparatus requiring rewinding or resetting to maintain normal operation shall be restored to normal after each abnormal condition. [72:10.3.4].

Corrective Action:

Restore fire alarm control panel to “Normal” status. Please contact your fire alarm service provider.

Violation: B

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

Corrective Action:

Contact your fire alarm service provider to repair the smoke alarm noted in

the 11/08/2025 fire alarm report.

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 13.5.4.2 – A private
service main installed in accordance with this Code shall be inspected, tested,
and maintained in accordance with NFPA 25.

Corrective Action:

Please contact your fire hydrant/sprinkler contractor to conduct the annual
inspection/maintenance on the private fire hydrant located on your property.

Fire Safety Inspector Lisa Nadeau

FIRE-013-2026

Property Address:

2187 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8114-02-00-0010

Property Owner:

CVS 5854 FL LLC

Occupanvy Express Dept.

P.O. Box 1610

Cockeysville, MD 21030

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 8th Edition, FAC 69A-46.041 – A new
inspection tag must be attached to the system's main water control valve each
time an inspection and test service is performed.

Corrective Action:

Please contact your fire hydrant company to add an inspection tag to the fire
hydrant.

Fire Safety Inspector Lisa Nadeau

FIRE-014-2026

Property Address:

890 N. SR 415, Deltona, FL 32764

Parcel ID: 9206-05-00-0010

Property Owner:BRG Real Estate Investments76 San Juan DrivePonte Vedra Beach, FL 32082Violation: ACity of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -Adopted Florida Fire Prevention Code 8th Edition, NFPA 101, CH.7.9.2.1 –Emergency illumination shall be provided for a minimum of 1 ½ hours in the event of failure of normal lighting.Corrective Action:Please repair the following emergency lights to function under emergency backup power – employee breakroom, restroom hallway, and the men’s restroom.Violation: BCity of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 17.12.10 – Permit Required – 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 installation of the new roll-up door.Permit can be applied for at Deltona Building Services, 2345 ProvidenceBoulevard, Deltona, FL. Contact our office with permit number once obtained.Fire Safety Inspector Lisa NadeauFIRE-016-2026Property Address:1240 E. Normandy Boulevard, Deltona, FL 32725Parcel ID: 8130-01-01-0030Property Owner:Carolina Cleaning & Roberto Renovations LLC1282 W. Portillo DriveDeltona, FL 32725Violation:

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 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 \(NFPA 1, 1.7.12.5- Plans shall be submitted to the AHJ prior to the change of occupancy of any existing building\).](#)

[Corrective Action:](#)

[Obtain an issued change of occupancy permit for the space. Permit can be applied for at Deltona Building Services, 2345 Providence Boulevard, Deltona, FL 32725. Contact our office with permit number once obtained.](#)

[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.