



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Agenda

### Special Magistrate

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Tuesday, November 25, 2025

5:30 PM

Deltona Commission Chambers

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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-25-076 Massey](#)

[Property Address:](#)

[858 Leeward Drive, Deltona, FL 32738](#)

[Parcel ID: 8130-17-09-0110](#)

[Property Owner:](#)

[Jose J. Lopez](#)

[Lucia Hernandez De Lopez](#)

[858 Leeward Drive](#)

[Deltona, FL 32738](#)

[Violation:](#)

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

Corrective Action:Repair or remove the structure.Officer Todd MeadeDEL-25-100 A & B MasseyProperty Address:1838 Joyner Drive, Deltona, FL 32725Parcel ID: 8130-53-19-0070Property Owner:Julia M. Vento EST1838 Joyner DriveDeltona, FL 32725Violation: ACity of Deltona: Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.1, which states that swimming pools shall be maintained in a clean and sanitary condition, and in good repair.Corrective Action:Pool must be maintained and either drained of water or water must be chemically treated to remove algae, water should be clear water and sanitized.Violation: BCity of Deltona: Section 38-110 (a), which states that the City of Deltona prohibits the existence of any nuisance as defined herein for the following reasons: the property is dangerous, unhygienic, unhealthy, visually unpleasant to the reasonable person of average sensibilities, and a visual nuisance because it depreciates, or potentially can depreciate, the value of neighboring property.Corrective Action:Remove the vine growth from the home and surrounding areas.Officer Bashir TourkziFIRE-028-2025 MasseyProperty Address:1644 Providence Boulevard, Deltona, FL 32725Parcel ID: 8130-14-06-0010

Property Owner:Danford Enterprises LTDKA Crawford LLC8608 Autumn Lake TrailMckinney, TX 75071Violation: A

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 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 not be less than 3 in. in height for residential and at least 6 in. in height for all other buildings, structures, or portions thereof.

Corrective action:

Provide/maintain a minimum 6" height address numbers (1644) on the rear door of the building. Numbers shall be contrasting with background.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 1.7.12.10 - No construction work shall proceed until the AHJ has reviewed the plans for compliance with the applicable codes and standards and the applicable permits have been issued.

Corrective action:

: Obtain an issued building permit for the following items.

- Construction of new interior walls.
- Installation of new electrical receptacle for self-venting fryer.
- Installation of new electrical receptacles located on sales floor walls, ceiling, and cabinets.

Violation: C

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

Corrective action:

Obtain an issued permit for the removal of the fire alarm system.

Violation: D

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –  
Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 1.7.12.1 - The  
AHJ shall have the authority to require plans and specifications to ensure  
compliance with applicable codes and standards.

Corrective action:

Provide the manufacturer's specifications for the following items

- RESFAB self-venting fryer.
- Small cooking appliance located in kitchen.

Violation: E

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –  
Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 14.4.1 - Means  
of egress shall be continuously maintained free of all obstructions or  
impediments to full instant use in the case of fire or other emergency.

Corrective action:

Remove wall obstructing means of egress in kitchen OR obtain an issued  
building permit for the construction of the wall.

Fire Safety Inspector Ajorie Bailey

FIRE-036-2025 MasseyProperty 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. 1.7.12.8 -The  
AHJ shall be authorized to require permits for conditions listed in 1.7.12.2,

1.7.12.5, and 1.7.12.6, unless otherwise permitted by 1.7.12.9.

Corrective action:

Obtain an issued change of occupancy permit. Contact our office with the permit number once obtained.

Fire Safety Inspector Ajorie Bailey

## 10. NEW BUSINESS:

DEL-25-089

Property Address:

1556 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8130-11-23-0020

Property Owner:

Debra McGee

1556 E. Normandy Boulevard

Deltona, FL 32725

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 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 and sanitized.

OfficerJeff Scott

DEL-25-104

Property Address:

1211 Abigail Drive, Deltona, FL 32725

Parcel ID: 8130-05-48-0140

Property Owner:

RDG Investments LLC

3284 Port Charlotte Boulevard

Port Charlotte, FL 33952-6652

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 Steve Braukhoff

DEL-25-105

Property Address:

706 Leeward Drive, Deltona, FL 32738

Parcel ID: 8130-19-07-0210

Property Owner:

Alex J. Alcivar

Linda N. Castillo

706 Leeward Drive

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action:

Repair, replace, or maintain in good repair any exterior surfaces (roof). Obtain permits if required.

Officer Todd Meade

DEL-25-106

Property Address:

685 Spreading Oak, Deltona, FL 32738

Parcel ID: 8130-62-36-0060

Property Owner:

David & Christina L. Steele

685 Spreading Oak

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective Action:

Repair, replace, or maintain in good repair any exterior surfaces (roof). Obtain permits if required.

Officer Todd Meade

FIRE-046-2025

Property Address:

2031 Saxon Boulevard, Suite 110, Deltona, FL 32725

Parcel ID: 8023-01-12-0090

Property Owner:

Shaffer Investments LLC

879 Mason Avenue

Daytona Beach, FL 32117

Violation A: City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA NFPA 1 CH 14.4.1 - Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

Corrective Action:

Violation A: Please remove the unapproved locking device on the front door.

Violation B: City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA NFPA 1 CH 69.5.3.1 - Storage of cylinders in buildings shall be in accordance with Table 69.5.3.1(a) or Table 69.5.3.1(b) or the requirements of 69.5.3.

Corrective Action:

Violation B: Please remove the propane cylinders from the building. Propane cylinders exceeding 1 lb shall not be stored in the building at any point in time.

Fire Safety Inspector Ajoire Bailey

**11. OTHER AND REPEAT BUSINESS:**DEL-22-085 MASSEY

Property Address: 1088 E. Page Drive, Deltona, FL 32725

Property Owner: TBR SFR ORLANDO OWNER 1 LP

PO Box 4900, Scottsdale, AZ 85261

Parcel No.: 813055260150

Violation: 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.

This case was for an unsanitary pool. The representative for the property is requesting a reduction for the amount owed for 55 days @ \$250.00/day = \$13,750.00 (April 27, 2022 – June 20, 2022). The representative states in the request for reduction, the fine amount should be commensurate with the understanding, the property was purchased and the violation followed soon after delaying resolution. The property purchase closing date was January 18, 2022. This case was opened on February 17, 2022 by the Code Compliance Officer.

**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.*