



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes

Special Magistrate

Tuesday, November 25, 2025

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 5:37 pm.

2. ROLL CALL:

Special Magistrate Kristin Eick
Code Compliance Manager Danny Ron
Code Compliance Supervisor Todd Meade
Hearing Clerk Jessica Cotterman
Building and Code Admin. Supervisor Renée Cairney
Code Compliance CSR Hector Centeno
Officer Jeff Scott
Officer Bashir Tourkzi
Officer Steve Braukhoff
Fire Marshal Sharon Shivers

3. PLEDGE TO THE FLAG:

4. SPECIAL MAGISTRATE STATEMENT:

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:

None

6. APPROVAL OF AGENDA & MINUTES:

The Minutes of the Special Magistrate hearing for October 22, 2025 were approved by the Special Magistrate Kristin Eick.

7. ANNOUNCEMENTS:

FIRE-046-2025 - 2031 Saxon Boulevard Suite 110 - Continued

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 Meade

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,625, representing 65 days at \$25 per day (consistent with prior Order) is imposed. 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-25-100 A & B Massey

Property Address:

1838 Joyner Drive, Deltona, FL 32725

Parcel ID: 8130-53-19-0070

Property Owner:

Julia M. Vento EST

1838 Joyner Drive

Deltona, FL 32725

Violation: A

City of Deltona: Section 18-5 adopting the latest edition of the

International Property Maintenance Code, Section 303.1, which states that swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Corrective Action:

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

Violation: B

City of Deltona: Section 38-110 (a), which states that the City of Deltona prohibits the existence of any nuisance as defined herein for the following reasons: the property is dangerous, unhygienic, unhealthy, visually unpleasant to the reasonable person of average sensibilities, and a visual nuisance because it depreciates, or potentially can depreciate, the value of neighboring property.

Corrective Action:

Remove the vine growth from the home and surrounding areas.

Officer Bashir Tourkzi

The Magistrate found the Respondent did not correct the violations within the time specified in the prior Order. A fine in the amount of \$1,050, representing 21 days at \$50 per day (\$25 per violation) consistent with prior Order is imposed. 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.

FIRE-028-2025 Massey

Property Address:

1644 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-14-06-0010

Property Owner:

Danford Enterprises LTD

KA Crawford LLC

8608 Autumn Lake Trail

Mckinney, TX 75071

Violation: A

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

– Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, Ch.

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 Ajourie Bailey

The Magistrate found the Respondent did not correct violations B and E within the time specified in the prior Order. A fine in the amount of \$3,600, representing 36 days at \$100 per day (\$50 per violation for violation B & E) (consistent with prior Order) is imposed. The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property tenant Kushal Patel was present to testify. Violations A, C & D have been brought into compliance.

FIRE-036-2025 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. 1.7.12.8

-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 Ajourie Bailey

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$2,200, representing 44 days at \$50 per day (consistent with prior Order) is imposed. 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-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.

Officer Jeff Scott

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM December 16, 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 \$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 representation was not present to testify.

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

This case was continued by the City to January 28, 2026 Special Magistrate hearing.

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

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM February 23, 2026 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 owners Linda Castillo and Alex Alcivar were present to testify. Entered into exhibits two letters from Florida Insurance Law Group dated May 13, 2025 & November 25, 2025.

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

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM February 23, 2026 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 representation was not present to testify.

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 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 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

This case was continued by the City to January 28, 2026 Special Magistrate hearing.

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.

Continued to January 28, 2026 Special Magistrate hearing as property representative did not show for hearing.

13. ADJOURNMENT:

The meeting was adjourned at 6:42 pm.

Special Magistrate Kristin Eick

Hearing Clerk Jessica Cotterman

