

City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, May 27, 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-26-001 Massey](#)

[Property Address:](#)

[2638 N. Juliet Drive, Deltona, FL 32738](#)

[Parcel ID: 8130-32-60-0050](#)

[Property Owner:](#)

[Amy and Philip Oelberg](#)

[2638 N. Juliet Drive](#)

[Deltona, FL 32738-2002](#)

[Violation:](#)

[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 surface(s), (Siding). Obtain permits if necessary.

Officer Janice Polascik

10. NEW BUSINESS:

DEL-26-019

Property Address:

1995 Montfort Lane, Deltona, FL 32738

Parcel ID: 8130-49-05-0120

Property Owner:

Lesley Nicole Kelley-Picker and Travis Alen Picker

1995 Montfort Lane

Deltona, FL 32738

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 Joel Taylor

DEL-26-023

Property Address:

3115 Yorkshire Drive, Deltona, FL 32738

Parcel ID: 8130-35-27-0130

Property Owner:

Jonita R. Breu
3115 Yorkshire Drive
Deltona, FL 32738

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 (Fence) 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

DEL-26-024

Property Address:

2865 Fayson Circle, Deltona, FL 32738

Parcel ID: 8130-43-40-0060

Property Owner:

Jose Antonio Olvera Estrella

Jahaira Delgado

2865 Fayson Circle

Deltona, FL 32738

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 (EXPIRED PERMIT# BLDR23-2593 ON FILE)
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 TourkziDEL-26-025 A - EProperty Address:

241 Fort Smith Boulevard, Deltona, FL 32738

Parcel ID: 8130-42-25-0230

Property Owner:

Audris Cotton-Stuart

Jerman Wheeler

190 Fort Smith Boulevard

Deltona, FL 32738

Violation: A

City of Deltona Ordinance, Section 66-8 (26) which states, no person shall
stop, stand, or park a vehicle in any of the following places, except when
necessary to avoid conflict with other traffic or in compliance with the directions
of a law enforcement officer or traffic-control device: (26) No parking of any
vehicles on undeveloped or vacant parcels.

Corrective Action:

Remove all vehicle(s) / equipment from the undeveloped / vacant lot.

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 shed/structure or remove it. 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 fence permit or remove entire fence 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: D

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 (old tree debris and other misc. debris).

Violation: E

City of Deltona Ordinance, Section 102-2, which states the city shall support the use of signage through an application process and issue a permit when required by this Code for both permanent and temporary signage. Sign permits shall be administered and issued through the city's building and enforcement services department and the permit application shall be accompanied by a sign plan indicating the appearance, dimensions, and location of the signs that conform to this sign code. Signs should not be constructed, fabricated or installed until permitted. All signs within the city, unless vested or specifically exempted in this sign code, shall have a sign permit and be installed and used, as permitted. Alterations to sign plans or to a sign during construction shall be subject to approval by the building and enforcement services department.

Corrective Action:

Remove all business sign(s) from the property or obtain a permit.

Officer Jeff Scott

DEL-26-026

Property Address:

2496 Newmark Drive, Deltona, FL 32738

Parcel ID: 8130-45-54-0240

Property Owner:

Emmanuel Pichardo Toribio

2496 Newmark Drive

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 38-110(4), which states that nuisance trees determined to be a public hazard when they exist upon any right-of-way, lot, lots or adjacent lots, as the case may be, in the incorporated area of the city shall be abated in its entirety.

Corrective Action:

Remove and properly dispose of the tree.

Officer Thomas Ruddy

DEL-26-027

Property Address:

2113 Laredo Drive, Deltona, FL 32738

Parcel ID: 8113-02-01-0030

Property Owner:

Investments LLC.

290 Redwood Avenue

Orange City. FL 32763-6056

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 (SFR). 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 Thomas Ruddy

DEL-26-029

Property Address:

289 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-12-12-0010

Property Owner:

Tom Sash TR

607 S. Alexander Street, Suite 200

Plant City, FL 33566

Violation:

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 surface(s). Gutters and soffits from the front face of home.

Officer Josymar Jimenez

DEL-26-030 A- E Repeat

Property Address:

1200 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8130-06-00-0020

Property Owner:

Deltona Wellness LP

P.O. Box 280

Lawrence, NY 11559-0280Violation: 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 (EXPIRED PERMIT# BLDC20-0082 ON FILE) 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 (EXPIRED PERMIT# MECC21-002 ON FILE) 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 (EXPIRED PERMIT# BLDC21-0140 ON FILE) 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: D

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 (EXPIRED PERMIT# MECC23-0005 ON FILE) 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: E

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 (EXPIRED PERMIT# ELEC24-0062 ON FILE) 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 Nick Lopez

DEL-26-031

Property Address:

1240 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8132-01-01-0030

Property Owner:

Carolina Cleaning & Roberto Renovations LLC.

1282 W. Portillo Drive

Deltona, FL 32725

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 water heater. 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 Nick Lopez

FIRE-027-2026

Property Address:

1682 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-14-07-0620

Property Owner:

1682 Providence Blvd. Property LLC

2315 NE 8th Road

Ocala, FL 34470-4224

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 50.6.6.15 – Where required, certificates of inspection and cleaning and reports of areas not cleaned shall be submitted to the AHJ. [96:12.6.15].

Corrective Action:

Please send a copy of the current hood inspection/cleaning service report and photographs.

Fire Safety Inspector Lisa Nadeau

FIRE-028-2026Property Address:

1240 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-05-47-0420

Property Owner:

Chulli Corp.

920 Grand Hilltop Drive

Apopka, FL 32704

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. 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 [70:110.22(A)].

Corrective Action:

Please indicate suite served by each electrical disconnect and label the large electrical disconnect to indicate it's purpose.

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 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:

Please provide an approved cover plate for the light fixture above the front door of suite 4 and resecure the loose cover plate for the exterior of suite 7.

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. 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. in height for all other buildings, structures, or portions thereof.

Corrective Action:

Replace the missing suite numbers on the front doors of suites 4, 5, and 6.

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. 11.1.2.2 – Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of 70 in effect at the time of installation.

Corrective Action:

Please replace the electrical receptacle with a receptacle equipped with a ground-fault circuit interrupter (GFCI) due to the outdoor location.

Fire Safety Inspector Lisa Nadeau

FIRE-030-2026

Property Address:

1240 Providence Boulevard, Suite 3, Deltona, FL 32725

Parcel ID: 8130-05-47-0420

Property Owner:

Chulli Corp.

920 Grand Hilltop Drive

Apopka, FL 32704

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. 11.1.5.1 – Extension cords shall be plugged directly not an approved receptacle, power, tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

Corrective Action:

Discontinue the use of the extension cord behind the front counter and the rear storage room.

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. 12.3.3.2 – Where required, fire-rated gypsum wallboard walls or ceilings that are damaged to the extent that through openings exist, the damaged gypsum wallboard shall be replaced or returned to the required level of fire resistance using a listed repair system or using materials and methods equivalent to the original construction.

Corrective Action:

Reposition the ceiling tiles to eliminate openings in the rear storage closet and the main sales floor. Replace the damaged ceilings tiles in the rear storage closet and the main sales floor.

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. 11.1.2.2 – Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of 70 in effect at the time of installation.

Corrective Action:

Resecure the light fixture to the ceiling in the rear storage closet.

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. 13.6.1.1 – The selection, installation, inspection, maintenance, recharging, and testing of portable fire extinguishers shall be in accordance with NFPA 10 and Section 13.6.

Corrective Action:

Contact your fire extinguisher contractor to have annual inspection/maintenance performed on fire extinguisher.

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. 13.6.3.1.3.3.1 – Fire extinguishers shall be installed in locations where they are visible except as permitted by 13.6.3.1.3.3.2 [10:6.1.3.3.1].

Corrective Action:

Relocate the storage bins obstructing access to the fire extinguisher.

Fire Safety Inspector Lisa Nadeau

FIRE-031-2026

Property Address:

1229 Providence Boulevard, Suite A, Deltona, FL 32725

Parcel ID: 8130-05-06-0010

Property Owner:

Deltona Commercial Group LLC.

935 N. Beneva Road, Suite 101

Sarasota, FL 34232-1399

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. 13.6.1.1 – The selection, installation, inspection, maintenance, recharging, and testing of portable fire extinguishers shall be in accordance with NFPA 10 and Section 13.6.

Corrective Action:

Contact your fire extinguisher contractor to perform annual service on the fire extinguisher located on the 2nd floor landing.

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. 50.7.1.2.2 – Cooking appliances requiring protection shall not be moved, modified, or rearranged without prior re-evaluation of the fire-extinguishing system by the system installer or servicing agent, unless otherwise allowed by the design of the fire-extinguishing system. [96:13.1.2.2].

Corrective Action:

Please contact your fixed fire suppression company to re-evaluate the fixed suppression coverage of all the appliances located beneath the hood and provide a written report of what modifications are required, if any.

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. 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.

Corrective Action:

Obtain an issued permit for the installation of the fixed fire suppression nozzles, additional fixed suppression bottle, and relocated pull station. Contact our office with permit number once obtained.

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. 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:

Provide a copy of the current fixed suppression systems inspection/maintenance report. Provide a copy of the current backflow inspection/maintenance report.

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. 13.1.8 - 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 contractor to repair the damaged horn strobe located at the front of the store, as notated on the 2/13/2026 service report.

Violation: F

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.

Corrective Action:

Contact your fire sprinkler contractor to repair the bent deflector on the sprinkler head under the office stairs, and to clean the loaded heads in the receiving area, as notated on the 2/13/2026 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, 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 a copy of the manufacturer's specification sheets for the oven and rotisserie oven located in the kitchen or cease and desist utilization of both appliances.

Violation: H

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, CH.11.7.5.1 – Stationary generators used for emergency or legally required standby power shall be tested and maintained in accordance with NFPA 110 and NFPA 37.

Corrective Action:

Provide a copy of the current generator service/maintenance report.

Fire Safety Inspector Lisa Nadeau

11. OTHER AND REPEAT BUSINESS:

DEL-25-054 (A-C) Massey

Property Address:

916 Shorecrest Avenue, Deltona, FL 32725

Parcel ID: 8130-11-41-0180

Property Owner:

Shamra R. Taylor

916 Shorecrest Avenue

Deltona, FL 32725

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 (Accessory Structure /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.

This case was for an Accessory Structure/Shed being erected on the property without permit. The property owner is requesting a reduction for the amount owed for 161 days @\$50.00/day = \$8,050.00. The property owner is requesting the fine amount be reduced to 5% or \$402.50 due to the financial burden the violation has inflicted as well as contractor and engineering issues. The property reach compliance February 3, 2026.

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 accessory structure (Pergola). 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.

This case was for a Pergola being erected on the property without permit. The property owner is requesting a reduction for the amount owed for 219 days @\$50.00/day = \$10,950.00. The property owner is requesting the fine amount be reduced to 5% or \$547.50 due to the financial burden the violation has

inflicted as well as contractor and engineering issues. The property reach compliance April 2, 2026.

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 for the concrete flatwork (concrete drive behind the fence and slab for Acc. Structure/ 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.

This case was for Concrete/Flatwok (Slab for Accessory Structure/Shed, Driveway continuing past fence) being installed on the property without permit. The property owner is requesting a reduction for the amount owed for 161 days @\$50.00/day = \$8,050.00. The property owner is requesting the fine amount be reduced to 5% or \$402.50 due to the financial burden the violation has inflicted as well as contractor and engineering issues. The property reach compliance February 3, 2026.

13. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the Board/Body 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.

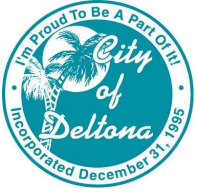


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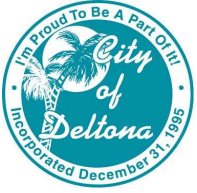


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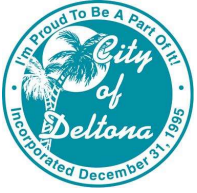


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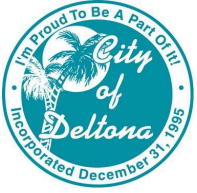


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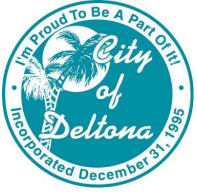


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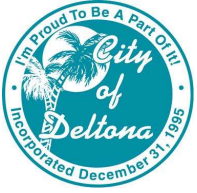


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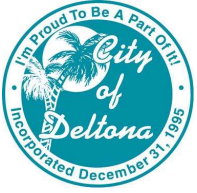


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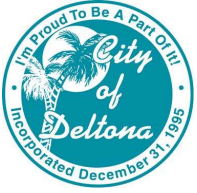
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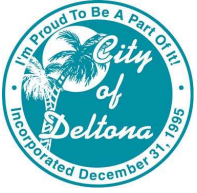


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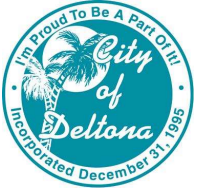


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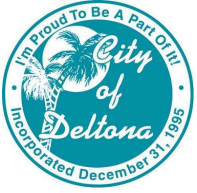


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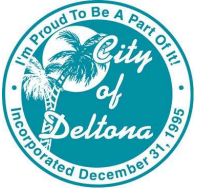


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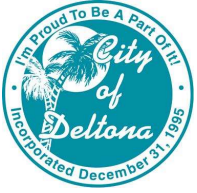


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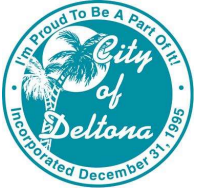


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