



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes - Final-revised Special Magistrate

Wednesday, August 27, 2025

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 5:33 pm.

2. ROLL CALL:

Special Magistrate Kristin Eick
Code Compliance Manager Danny Ron
Code Compliance Supervisor Mark Gibson
Code Compliance Supervisor Todd Meade
Hearing Clerk Jessica Cotterman
Code Compliance Customer Service Representative Tyler Russell
Building and Code Admin. Supervisor Renée Cairney
Officer Jeff Scott
Officer Josymar Jimenez
Officer Tina Pagan
Officer Janice Polascik
Fire Marshal Sharon Shivers
Captain/Assitant Fire Marshal Samuel Schaller
Fire Inspector Lisa Nadeau

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 July 23, 2025 were approved by the Special Magistrate Kristin Eick.

7. ANNOUNCEMENTS:

Withdrawn Cases:

- DEL-24-072 Massey - 2912 Thalits Terrace
- DEL-25-079 - 725 W. 9th Street
- DEL-25-081 - 928 Halstead Street
- DEL-25-084 - 1109 Eagles Nest Avenue
- DEL-25-085 - 1223 W. Wellington Drive
- FIRE-018-2025 Massey - 1200 Deltona Boulevard
- FIRE-031-2025 - 1681 Providence Boulevard

Continued Cases:

- DEL-25-082 - 1223 Whitewood Drive
- FIRE-035-2025 - 1240 E. Nornandy Boulevard

8. SWEARING IN OF OFFICERS AND WITNESSES:

9. OLD BUSINESS:

DEL-25-049 (A-E) Massey

Property Address:

1197 Acorn Court, Deltona, FL 32725

Parcel ID: 8130-02-20-0270

Property Owner:

Brian K. Bromagen

1197 Acorn Court

Deltona, FL 32725

Violation: A

City of Deltona Ordinance, 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:

Screen Enclosure Repair or remove the structure.

Violation: B

City of Deltona Ordinance, 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:

Shed- Repair or remove the structure.

Violation: C

City of Deltona Ordinance, 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 (Fence) the structure.

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. 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 enclosed building.

Violation: E

City of Deltona Ordinance, Section 38-110(1), which states that nuisance weeds where the greater portion of the weeds on the lot exceeds 12 inches in height, are declared to be a nuisance and must be abated in their entirety.

Corrective Action:

Mow the yard and maintain the lawn so that grass and weeds do not exceed 12 inched in height.

Officer Tina Pagan

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$3,000, representing 30 days at \$25 per day per violation for Violations A, B, C, and E (consistent with prior Order) is imposed. Violation D was originally heard at the May 28, 2025 hearing and began accruing a \$50 per day fine per day on March 12, 2025 in accordance with prior Order Finding Violation and Requiring Compliance and imposing a Fine for Repeat Violation. 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-25-061 Massey

Property Address:

2515 Howland Boulevard, Deltona, FL 32738-2989

Parcel ID: 8115-00-00-0100

Property Owner:

Rafael Selles EST

2515 Howland Boulevard

Deltona, FL 32738-2989

Violation:

City of Deltona Ordinance, , 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 (fence).

Officer Janice Polascik

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$850, representing 34 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-25-063 Massey

Property Address:

1713 Concert Road, Deltona, FL 32738

Parcel ID: 8130-45-33-0050

Property Owner:

Hector Enrique Toro

Narisara Jatturas Toro

1713 Concert Road

Deltona, FL 32738

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 it from the property. All vehicles must have a current tag and be operable, or they must be stored in an enclosed garage.

Officer Janice Polascik

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$2,400, representing 48 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 Hectorino Enrique Toro was present to testify. Case Files, Power Point and Document provided by the property owner labled as Notice of Equity Jurisdiction Objection to Proceedings and Demand for Freeze of Administrative Action are entered in as Exhibits.

DEL-25-077 (A) Massey

Property Address:

597 Ft. Smith Boulevard, Deltona, FL 32738

Parcel ID: 8134-03-00-0020

Property Owner:

Legacy Investment Team LLC

152 Big Ben Drive

Daytona Beach, FL 32117-3800

Violation:

City of Deltona Ordinance, Section 38-114, which states that storage of building materials, commercial and industrial equipment, materials, objects or waste relating to commercial or industrial uses, or any equipment, materials or objects that are not incidental to a residential use, shall be prohibited. Furniture outside must be designed to be placed outdoors or stored inside a covered structure. In addition, storage of materials relating to residential use, children's play toys, firewood, brush, logs or any other material intended to be used in fireplaces or other permitted burning facilities, shall be permitted only in the rear yard next to the rear wall of the home.

Corrective Action:

Outside storage are not allowed on vacant lots. Please remove all

construction materials / equipment (i.e. Building materials, trailers, etc.) from the property. Nothing is allowed on the property.

Officer Jeff Scott

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,100, representing 22 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. An Affidavit of Compliance has been filed for Violation B.

FIRE-014-2025 Massey

Property Address:

1380 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8130-38-00-0060

Property Owner:

Circle K Stores Inc

Real Estate Department

P.O. Box 52085 DC-17

Phoenix, AZ 85072-2085

Violation:

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

Corrective Action:

Obtain a permit for the installation of the newly installed cooking equipment and associated Electrical, and a permit for the installation of the newly installed interior walls. Permit can be obtained at Deltona City Hall, 2345 Providence Boulevard, Deltona, FL 32725. Please contact our office with the permit number once obtained.

Fire Safety Inspector Ajorie 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 \$1,850, representing 37 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 representatives JD Martin, Chris Smith and Neke Smith were present to

testify.

FIRE-018-2025 Massey

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 11559-0280

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.13.1.8 – 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:

Restore phone service to the fire alarm system to restore communication to central monitoring station. Repair the smoke detector in the medical record 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.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.

Corrective Action:

Restore fire alarm system to “Normal” Status.

Fire Safety Inspector Ajourie Bailey

The case was brought into compliance and withdrawn.

FIRE-019-2025 Massey

Property Address:

1382 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8130-38-00-0080

Property Owner:

EGE Holdings LLC

3728 NW 88 Terrace

Hollywood, FL 33024

Violation:

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:

Please contact your fire protection contractor immediately to have repairs made based on the 12/23/2024 fire hydrant inspection report.

Fire Safety Inspector Ajorie 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 \$1,700, representing 34 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-25-079

Property Address:

725 W. 9th Street, Deltona, FL 32725

Parcel ID: 8130-20-10-0260

Property Owner:

Steven Roy Wheeler

3801 W. Dalphin Road

Phoenix, AZ 85051

Violation:

City of Deltona Ordinance, Section 66-18 (e), which states that no vehicles may be parked or stored in the front yard forward of the edge of the principal dwelling except on the approved driveway or driveway extension.

Corrective Action:

All vehicles parked in the front portion of the property must be on an approved driveway or driveway extension. Vehicles may also be parked on the side of the house behind the front face or in the rear yard. All vehicles must have a current tag and be operable, or they must be stored in an enclosed garage.

Officer Tina Pagan

The case was brought into compliance and withdrawn.

DEL-25-081

Property Address:

928 Halstead Street, Deltona, FL 32725

Parcel ID: 8130-24-02-0220

Property Owner:

Alexander Benfer

928 Halstead Street

Deltona, FL 32725-5710

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.

Officer Tina Pagan

The case was brought into compliance and withdrawn.

DEL-25-082

Property Address:

1223 Whitewood Drive, Deltona, FL 32725

Parcel ID: 8130-01-09-0010

Property Owner:

Matthew Krampert

1223 Whitewood Drive

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 18-265, which states that all buildings in the city shall have their assigned building numbers properly displayed, whether or not mail is delivered to such buildings or property. It shall be the duty of the owners and occupants of each building in the city to post the assigned building number on the property in the following manner: (1)The building (address) number shall be affixed to the front of the building, or to a separate structure in front of the building (such as a mailbox, post, wall, fence, etc.), in such a manner so as to be clearly visible and legible from the public or private way on which the building fronts.(2)Numerals shall be Arabic and shall not be less than three inches in height and one-half inch in width.(3)The numerals shall be of a contrasting color with the immediate background of the building or structure on which such numerals are affixed.

Corrective Action:

Must have the assigned building numbers properly displayed on property.

Officer Tina Pagan

The case was continued by the City.

DEL-25-083**Property Address:**

667 Killian Circle, Deltona, FL 32738

Parcel ID: 8130-19-04-0010

Property Owner:

Lizandro & Grace Perez

720 Green Lane

Union, NJ 07083

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 deck. 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

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 26, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$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. Elizabeth Reyes the Property Owners Mother and Linda Crockenburg with Lifetime Fence and Deck were present to testify.

DEL-25-084

Property Address:

1109 Eagles Nest Avenue, Deltona, FL 32725

Parcel ID: 8130-10-09-0020

Property Owner:

Edwin R. Macfie-Vazquez

Nancy Howard Heredia

1109 Eagles Nest Avenue

Deltona, FL 32725-6329

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 it from the property. All vehicles must have a current tag and be operable, or they must be stored in an enclosed garage.

Officer Tina Pagan

The case was brought into compliance and withdrawn.

DEL-25-085

Property Address:

1223 W. Wellington Drive, Deltona, FL 32725

Parcel ID: 8130-01-07-0200

Property Owner:

New Residential Borrower 2022-SFR2 LLC

%Renu Property Management LLC

2325 Pointe PKWY STE 250

Camel, IN 46032

Violation:

City of Deltona Ordinance, Section 18-265, which states that all buildings in the city shall have their assigned building numbers properly displayed, whether or not mail is delivered to such buildings or property. It shall be the duty of the owners and occupants of each building in the city to post the assigned building number on the property in the following manner: (1)The building (address) number shall be affixed to the front of the building, or to a separate structure in front of the building (such as a mailbox, post, wall, fence, etc.), in such a manner so as to be clearly visible and legible from the public or private way on which the building fronts.(2)Numerals shall be Arabic and shall not be less than three inches in height and one-half inch in width.(3)The numerals shall be of a contrasting color with the immediate background of the building or structure on which such numerals are affixed.

Corrective Action:

Must have the assigned building numbers properly displayed on property.

Officer Tina Pagan

The case was brought into compliance and withdrawn.

FIRE-023-2025**Property Address:****2135 Howland Boulevard, Deltona, FL 32738****Parcel ID: 8130-74-00-0100****Property Owner:****Scarpello Development LLC****1622 Key Bay Trail****Kissimmee, FL 34747****Violation:**

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch.42-186 – Adopted, Florida Fire Prevention Code 8th Edition, NFPA 1 CH.12.3.3.1 – Fire Resistive Construction Not Maintained (fire barriers, fire walls). Required fire-resistive construction, including fire barriers, fire walls, exterior walls due to location on property, fire-resistive requirements based on type of construction, draft-stop partitions, and roof coverings, shall be maintained and shall be properly repaired, restored, or replaced where damaged, altered, breached, penetrated, removed, or improperly installed.

Corrective Action:

Please provide the UL System that was utilized to repair the damaged fire-rated wall in this location.

Fire Safety Inspector Lisa Nadeau

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 26, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property Owner was not present to testify.

FIRE-031-2025**Property Address:****1681 Providence Boulevard, Deltona, FL 32725****Parcel ID: 8130-14-05-0010****Property Owner:****Stonemor Florida Subsidiary LLC C/O Stonemor Operating****P.O. Box 207**

Feasterville Trevoise, PA 19053

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. 12.7.6.1
- Every opening in a fire barrier shall be protected to limit the spread of fire from one side of the fire barrier to the other.

Corrective Action:

Maintain a one-hour fire-rating of fire barrier (wall separating chapel from remainder of building), by providing documentation that the newly installed doors meet the required fire-resistance rating or provide a Florida licensed professional engineer or architect stating that one-hour fire rating is no longer required by code or design.

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 replacement of exterior double doors. Contact our office with the permit number once obtained.

Fire Safety Inspector Ajourie Bailey

The case was brought into compliance and withdrawn.

FIRE-032-2025

Property Address:

1310 Maximillion Street, Deltona, FL 32725

Parcel ID: 8129-01-02-0010

Property Owner:

Thomas G. Wenski

Bishop of Diocese of Orlando

P.O. Box 1800

Orlando, FL 32802-1800

Violation:

**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:

**Please contact your fire alarm service provider immediately to correct
the deficiencies noted on the 04/11/2024 and 10/15/2024 fire alarm
inspection reports.**

Fire Safety Inspector Ajorie Bailey

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 26, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property business manager Robert Urrutia was present to testify.

FIRE-033-2025

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 11559-0280

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.
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.**

Violation: B

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

Violation: C

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.

Violation: D

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.

Violation: E

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 NFPA 70 in effect at the time of the installation.

Violation: F

Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

Corrective Action: A

Obtain an issued permit for the newly installed exterior door on the rear of Unit 53.

Corrective Action: B

Install room identification signage of the exterior of the door on the rear

of the building containing electrical panels, labeled "Electrical Room."

Corrective Action: C

Obtain an issued permit for the removal of the fire alarm control panel and modification of the tamper and waterflow switches.

Corrective Action: D

Provide an approved cover plate for the junction box & waterflow switch.

Corrective Action: E

Provide a neat, workman-like manner for the remaining telephone, low voltage & electrical wiring resulting from the removal of the fire alarm control panel. Remove all wiring no longer in use.

Corrective Action: F

Provide an approved junction box for the exposed sliced wiring going to the water flow switch.

Captain / Assistant Fire Marshal Samuel Schaller

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 10, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 per violation for a total fine of \$300 (per day total) 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 manager Michael Mather was present to testify.

FIRE-034-2025

Property Address:

114 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-60-00-0010

Property Owner:

Fellowship Baptist Church of Deltona Inc.

114 Courtland Boulevard

Deltona, FL 32738

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.

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.

Violation: B

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.

Violation: C

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.

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Corrective Action: A

Obtain permit for the installation of the new shed 3 & associated electrical or remove shed & electrical.

Corrective Action: B

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: C

Obtain permit for the construction/expansion of the A/C and Storage Closet in the Fellowship Hall or restore to its original condition.

Fire Safety Inspector Lisa Nadeau

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM November 25, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 per day for Violation A will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is

further ordered to contact the Code Compliance Officer to verify compliance with this order. Violations B and C were withdrawn by Fire Safety Inspector Lisa Nadeau. Chairman of the Board of Trustees Robert Arnold was present to testify.

FIRE-035-2024

Property Address:

1240 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8132-01-01-0030

Property Owner:

Carolina Cleaning & Roberto Renovations LLC

1282 W. Portilla Drive

Deltona, FL 32725

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.

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.

Violation: B

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: A

Obtain an issued permit for the installation of the new electrical panels.

Corrective Action: B

Please provide a scaled floor plan, including proposed layout of chairs and tables, to determine the maximum allowable occupant load for this space.

Fire Safety Inspector Lisa Nadeau

The case was continued by the City.

FIRE-036-2025

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 Ajorie Bailey**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM October 13, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 per violation will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property Owner was not present to testify.

11. OTHER AND REPEAT BUSINESS:**DEL-24-072 Massey Update (A -I)****Property Address:****2912 Thalita Terrace, Deltona, FL 32738****Parcel ID: 8130-74-42-0270****Property Owner:****Thalita Terrace LLC****P.O. Box 3587****Orlando, FL 32802****Violation: A - I****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:

Expired permits on property, must obtain up to date permits for CASE #BLD24-0365, PERMIT #BLDC20-0074 (NEWCONSTRUCTION); CASE #BLD24-0367, PERMIT #BLDC20-0101 (RETAININGWALL); CASE #BLD24-0368, PERMIT #BLDC21-0029 (DUMPSTER); CASE #BLD24-0369, PERMIT #BLDC21-0032 (NEW CONSTRUCTION); CASE #BLD24-0370, PERMIT #ENG20-0077 (SITE ENGINEERING); CASE #BLD24-0371, PERMIT #FIRE21-0042 (FIRE SPRINKLER); CASE#BLD24-0372, PERMIT #FIRE21-0043 (FIRE SPRINKLER); CASE #BLD24-0373, PERMIT #FIRE21-0052 (FIRE ALARM); CASE #BLD24-0374, PERMIT #FIRE21-0053 (FIRE ALARM). 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 Jeff Scott

The case was withdrawn.

13. ADJOURNMENT:

The meeting was adjourned at 7:09 pm.

Special Magistrate Kristin Eick

Hearing Clerk Jessica Cotterman