



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Special Magistrate

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**Wednesday, January 29, 2025**

**5:30 PM**

**Deltona Commission Chambers**

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#### **1. CALL TO ORDER:**

The meeting was called to order at 5:35 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  
Building and Code Admin. Supervisor Renée Cairney  
Legal Counsel Gemma Torcivia  
Officer Bashir Tourkzi  
Officer Jeff Scott  
Officer Larry Sparling  
Officer Janice Polascik  
Officer Sashann Gregory  
Captain/Assitant Fire Marshal Samuel Schaller  
Fire Inspector Lisa Nadeau  
Fire Inspector Ajourie Bailey

#### **3. PLEDGE TO THE FLAG:**

#### **4. SPECIAL MAGISTRATE STATEMENT:**

Presented by Kristin Eick  
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:**

#### **6. APPROVAL OF AGENDA & MINUTES:**

The Minutes of the Special Magistrate hearing for November 20, 2024 were approved by  
the Special Mgistrate Kristin Eick.

#### **7. ANNOUNCEMENTS:**

DEL-25-001 - 2325 E Dana Drive - Withdrawn Compliance - January 23, 2025

DEL-25-004 - 236 Courtland Boulevard - Withdrawn Compliance - January 23, 2025  
DEL-25-005 - 884 Fort Smith Boulevard - Withdrawn Compliance - January 29, 2025  
DEL-25-006 - 2570 Coachman Drive - Withdrawn Compliance - January 27, 2025  
DEL-25-008 - 864 Radcliff Street - Withdrawn in Compliance - January 29, 2025  
FIRE-001-25 - 915 Doyle Road Suite 107 - Withdrawn Compliance - January 29, 2025  
FIRE-003-25 - 111 Caribbean Street - Withdrawn Compliance - January 24, 2025  
FIRE-004-25 - 1235 Providence Boulevard - Withdrawn Compliance - January 24, 2025

DEL-24-068- 2173 Clearwater - Continue to February 26, 2025  
DEL-25-010 - 878 S Atmore Circle - Continued to February 26, 2025  
DEL-25-015 - 2114 Van Orman Drive - Continue to February 26, 2025

## 8. SWEARING IN OF OFFICERS AND WITNESSES:

## 9. OLD BUSINESS:

### DEL-24-065 MASSEY

#### Property Address:

2121 Capri Circle, Deltona, FL 32738

Parcel ID: 813074420230

#### Property Owner:

Syed S Shah

P.O. Box 821693

Pembroke Pines, FL 33082

#### 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.

#### Corrective Action:

Outside storage is not allowed on vacant lots. Remove Conex box and construction materials/ equipment from the property.

### Officer Bashir Tourkzi

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$10,050, representing 201 days at \$50 per day (consistent with prior Order). 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-24-068 MASSEY**

**Property Address:**

**2173 Clearwater Drive, Deltona, FL 32738**

**Parcel ID: 813045470050**

**Property Owner:**

**Tomas & Fania Wong**

**2173 Clearwater Drive**

**Deltona, FL 32738**

**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 all existing debris surrounding side, front and back of home.**

**Officer Todd Meade**

The case was continued by the City.

**DEL-24-098 MASSEY**

**Property Address:**

**1587 Brady Drive, Deltona, FL 32725**

**Parcel ID: 813055030020**

**Property Owner:**

**John Susco TR.**

**John Susco REV Living Trust**

**1471 Edison Terrace**

**Deltona, FL 32725-4616**

**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 newly installed (Window)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**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,900, representing 38 days at \$50 per day (consistent with prior Order). 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 Mr. John Susco was present and did testify.

**DEL-24-100 MASSEY (B & C)**

**Property Address:**

**514 Giralda Avenue, Deltona, FL 32725**

**Parcel ID: 813005240180**

**Property Owner:**

**David Montalvo**

**514 Giralda Avenue**

**Deltona, FL 32725**

**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 (Exterior wall alteration). Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the 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 for (Exterior Door). Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the requirements of city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

**Officer Bashir Tourkzi**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$3,700, representing 74 days at \$50 per day (consistent with prior Order). 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 Mr. David Montalvo was present and did testify.

**FIRE24-0050 MASSEY**

**Property Address:**

**1229 Providence Boulevard, Deltona, FL 32725**

**Parcel ID: 813005060010**

**Property Owner:**

**ECA Buligo Providence Partners LP**

**13041 W Linebaugh Avenue**

**Tampa, FL 33626**

**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. CH.13.3.3.3 - Where automatic sprinklers are installed, ceilings necessary for the proper actuation of the fire protection device in accordance with NFPA 13 shall be maintained.**

**Corrective action:**

**Obtain a permit for the installation of the new A/C condensers. Repair the damaged ceiling grid in the rear stock room and replace the missing ceiling tiles.**

**Fire Inspector Ajorie Bailey**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$3,300, representing 33 days at \$100 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property representative Mr. Joel Squitieri was present and did testify.

**FIRE-24-0054 MASSEY****Property Address:**

**2101 Capri Circle, Deltona, FL 32738**

**Parcel ID: 813074420250**

**Property Owner:**

**Grand Avenue ECDC Housing Inc**

**3200 W Colonial Drive**

**Orlando, FL 32808**

**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. 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:**

**Obtain a permit for the installation of the mobility chair and associated electrical. Have all deficiencies on the fire sprinkler system repaired by a licensed fire sprinkler contractor.**

**Fire Inspector Ajourie Bailey**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,650, representing 33 days at \$50 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. NFPA Ch. 13.1.9 is now in compliance with the City Code. Property representative Mr. Mark Nichols was present and did testify.

**FIRE-24-0058 MASSEY**

**Property Address:**

**152 Hummingbird Street, Deltona, FL 32725**

**Parcel ID: 803605070100**

**Property Owner:**

**EOE LLC TR Trust**

**3225 McLeod Drive Suite 777**

**Las Vegas, NV 89121**

**Violation:**

**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 -**

**All new electrical wiring, fixtures, appliances and equipment shall be**

**installed in accordance with NFPA 70 and 10.13.2.1 - Cut or uncut**

**weeds, grass, vines, and other vegetation shall be removed when**

**determined by the AHJ to be a fire hazard.**

**Corrective Action:**

**Unit 1 - Repair damaged electrical panel cover and replace the missing**

**interior cover. Unit 3 - An unapproved exterior cover has been installed**

**and the interior cover has not been replaced. Replace the exterior and**

**interior covers with approved covers. Trees have been trimmed away**

**from the building, however, please trim dead growth at the top of the**

**electrical panels.**

**Fire Inspector Lisa Nadeau**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$3,200, representing 64 days at \$50 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Trees have been trimmed away from the building, however dead growth at the top of the electrical panels needs to be addressed. Property owner was not present to testify.

**10. NEW BUSINESS:****DEL-25-0001****Property Address:****2325 E Dana Drive, Deltona, FL 32738****Parcel ID: 813074250040****Property Owner:****Sajoma Venture, Inc. .****2464 India Boulevard****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 for the fence or you may remove it.**

**Officer Janice Polascik**

The case was brought into compliance and withdrawn by the City.

**DEL-25-0002****Property Address:****2696 Derby Drive, Deltona, FL 32738****Parcel ID: 813032720040**



**Property Owner:****Michael A. Nomina and Darlene E. Nomina****2696 Derby Drive****Deltona, FL 32738-1728****Violation:**

**City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.**

**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.**

**Corrective Action:**

**You must obtain a permit for the deck or you may remove it.**

**Officer Janice Polascik**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM May 30, 2025, 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 owner Ms. Darlene E. Nomina was present and did testify.

**DEL-25-0003****Property Address:****1730 Hillandale Avenue, Deltona, FL 32738****Parcel ID: 813073100080****Property Owner:****Thomas V. & Judy Lynn Bamundo****2970 Willow Bay Terrace****Casselberry, FL 32707**

**Violation:**

**City of Deltona Ordinance, SEC 18-5 IPMC 304.1 - HOUSING CODE  
ROOFS - 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).  
Remove tarp. Obtain permits if required.**

**Officer Janice Polascik**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM February 28, 2025, 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 owner Mr. Tom Bamundo was present via Zoom and did testify.

**DEL-25-0004****Property Address:**

**236 Courtland Boulevard, Deltona, FL 32738**

**Parcel ID: 813059430300**

**Property Owner:**

**Adrian Chase and Brenda Lee Chase**

**236 Courtland Boulevard**

**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. (WINDOWS) 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 Sashann Gregory**

The case was brought into compliance and withdrawn by the City.

**DEL-25-0005****Property Address:**

**884 Fort Smith Boulevard, Deltona, FL 32725**

**Parcel ID: 813017120070**

**Property Owner:**

**DB MIM I LLC**

**27 N. Wacker Drive, Suite 435**

**Chicago, IL 60606**

**Violation:**

**City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 504.1, which states that all plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.**

**Corrective Action:**

**REPAIR OR REPLACE DAMAGED PLUMBING (septic system and all additional parts).**

**Officer Jeff Scott**

The case was brought into compliance and withdrawn by the City.

**DEL-25-0006 Repeat of DEL-24-088****Property Address:**

**2570 Coachman Drive Deltona, FL 32738**

**Parcel ID: 8813054060210**

**Property Owner:****Fred Jones****2570 Coachman Drive****Deltona, FL 32738-4862****Violation:****City of Deltona Ordinance, SEC. 66-18 (h) - IMPROPER PARKED VEHICLES 2 MAX - Violation: City of Deltona Ordinance, Section 66-18(h), "Restrictions on trucks and other vehicles" which states a maximum of two (2) vehicles may be parked in side or rear yards.****Corrective Action:****Reduce the number of vehicles in the side or rear yard to a maximum of two (2) vehicles.****Officer Steve Braukhoff**

The case was brought into compliance and withdrawn by the City.

**DEL-25-0007****Property Address:****554 Providence Blvd., Deltona, FL 32725****Parcel ID: 813012060180****Property Owner:****Kenia Rivers and Bernard Rivers****554 Providence Blvd.****Deltona, FL 32725****Violation:****City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.**

**Corrective Action:**

**You must obtain a permit for the 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.**

**Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 31, 2025, that in the event the Respondent does not comply with the Order, a fine in the amount of \$30 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 Mr. Bernard Rivers was present and did testify.

**DEL-25-0008****Property Address:**

**864 Radcliff Street, Deltona, FL 32725**

**Parcel ID: 813030140100**

**Property Owner:**

**Daniel and Jeanette Bailey**

**864 Radcliff Street**

**Deltona, FL 32725**

**Violation:**

**City of Deltona Ordinance, SEC. 18-5 IPMC 302.7 - HOUSING CODE ACC STRUCTURE - Violation: City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 302.7, which states all accessory structures, including detached garages, fences and walls, shall be maintained and kept in good repair and sound structural condition.**

**Corrective Action:**

**Repair, replace, or remove the fence.**

**Officer Larry Sparling**

The case was brought into compliance and withdrawn by the City.

**DEL-25-0009****Property Address:**

**3166 Canby Drive, Deltona, FL 32738**

**Parcel ID: 813034120200**

**Property Owner:**

**Maritza Alicea**

**4411 S. Semoran Blvd., Apt. #8**

**Orlando, FL 32822-2491**

**Violation:**

**City of Deltona Ordinance, SEC. 18-5 IPMC 304.6 Exterior Walls - City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.6, which states that all exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.**

**Corrective Action:**

**Repair the exterior walls and painted with a proper treatment.**

**Officer Sashann Gregory**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM February 28, 2025, 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 owner was not present to testify.

**DEL-25-0010**

**Property Address:**

**878 S. Atmore Circle, Deltona, FL 32725**

**Parcel ID: 813069050170**

**Property Owner:**

**Raymonde Cuevas and Luis Cuevas Rosado**

**PO Box 5055**

**DELTONA, FL 32728**

**Violation:**

**City of Deltona Ordinance, SEC. 66-18 (a) - IMPROPER PARKED RES TRCTR/TRLR - Violation: City of Deltona Ordinance, Section 66-18(a), which states that no vehicles greater than 10,000 pounds manufacturer's gross vehicle weight or designed to carry 16 or more**

passengers, or requiring a commercial drivers license (CDL) of any endorsement to operate shall be parked or stored in any residential or agricultural zoning district except in agricultural areas on lots of five acres or more.

**Corrective Action:**

**Remove the vehicle.**

**Officer Nelson Nieves**

This case was continued by the City.

**DEL-25-0011**

**Property Address:**

**1384 Rockhill Street, Deltona, FL 32725**

**Parcel ID: 813030180120**

**Property Owner:**

**Diana Crockett TR - TR- TRUST**

**Diana Crockett REV Trust 11-17-2022 TR Trust**

**1384 Rockhill Street**

**Deltona, FL 32725-5724**

**Violation:**

**City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.**

**Corrective Action:**

**You must obtain a permit for the addition to the rear of the house. 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**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM February 28, 2025, 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 owners spouse Mr. Raphael Borrotto was present and did testify.

**DEL-25-0012****Property Address:****1627 Providence Blvd., Deltona, FL 32725****Parcel ID: 813072120090****Property Owner:****Santrod Inversiones LLC****5122 Royal Pointe Avenue****Kissimmee, FL 34746-6776****Violation:**

**City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting the latest edition of the Florida Building Code, Section 105.1, which states that any owner, authorized agent, who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.**

**Corrective Action:**

**You must obtain a permit for the windows / frames replacement. 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**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM February 28, 2025, 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 representative Ms. Maria Alejandra Rodriguez was present and did testify.

**DEL-25-0013**

**Property Address:**

**2679 Howland Blvd., Deltona, FL 32738**

**Parcel ID: 813053350030**

**Property Owner:**

**Maria Ester Gonzalez and Alfredo Ruben Ponce**

**2679 Howland Blvd.**

**Deltona, FL 32738**

**Violation:**

**City of Deltona Ordinance, SEC. 18-3 ADOPT FL BLDG CODE - NO**

**PERMIT - Violation: City of Deltona Ordinance, Section 18-3, adopting**

**the latest edition of the Florida Building Code, Section 105.1, which**

**states that any owner, authorized agent, who intends to construct,**

**enlarge, alter, repair, move, demolish, or change the occupancy of a**

**building or structure, or to erect, install, enlarge, alter, repair, remove,**

**convert or replace any electrical, gas, mechanical or plumbing system,**

**the installation of which is regulated by this code, or to cause any such**

**work to be done, shall first make application to the Building Official and**

**obtain the required permit.**

**Corrective Action:**

**You must obtain a permit for the 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.**

**Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 31, 2025, 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 owner was not present to testify.

**DEL-25-0014****Property Address:****3015 India Blvd., Deltona, FL 32738****Parcel ID: 813041580010****Property Owner:****Elizabeth Velzquez****3015 India Blvd.****Deltona, FL 32738****Violation:**

**City of Deltona Ordinance, SEC 18-5 IPMC 304.1 - HOUSING CODE  
ROOFS - 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)  
or remove Roof Tarps. Obtain permits if required.**

**Officer Bashir Tourkzi**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM April 29, 2025, 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 owner Ms. Elizabeth Velzquez was present and did testify.

**DEL-25-0015****Property Address:****2114 Van Orman Drive, Deltona, FL 32725****Parcel ID: 813031110260****Property Owner:****Hoyt H Yeatman Est .****2114 Van Orman Drive****Deltona, FL 32725****Violation:**

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

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

**Corrective Action:**

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

**Officer Todd Meade**

This case was continued by the City.

**FIRE-001-2025**

**Property Address:**

**915 Doyle Road, Deltona, FL 32725**

**Parcel ID: 910609000010**

**Property Owner:**

**TCB - Deltona LLC**

**353 N Clark Suite 3625**

**Chicago, IL 60654-3477**

**Violation:**

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

**- Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, 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. Space formerly classified as business occupancy now being utilized as a mercantile occupancy.**

**Corrective Action:**

**Obtain an issued change of occupancy permit for the space.**

**Fire Inspector Ajorie Bailey**

The case was brought into compliance and withdrawn by the City.

**FIRE-002-2025**

**Property Address:**

**2820 Howland Boulevard, Deltona, FL 32725**

**Parcel ID: 813039090090**

**Property Owner:**

**Connie Biancardi**

**2820 Howland Blvd.**

**Deltona, FL 32725**

**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 permits have been issued.**

**Corrective Action:**

**Obtain a permit for the closing of the doorway or restore the space to its original condition.**

**Fire 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 April 29, 2025, 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-003-2025**

**Property Address:**

**111 Caribbean Street, Deltona, FL 32725**

**Parcel ID: 803605090060**

**Property Owner:**

**Abdel & Ingrid Moufakkir**

**2641 River Ridge Drive**

**Orlando, FL 32825**

**Violation:**

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

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

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

**Corrective Action:**

**Conduct annual inspection, testing and maintenance on fire extinguisher located in laundry building. Inspection shall be conducted by a licensed fire extinguisher dealer.**

**Fire Inspector Ajorie Bailey**

The case was brought into compliance and withdrawn by the City.

**FIRE-004-2025**

**Property Address:**

**1235 Providence Boulevard, Deltona, FL 32725**

**Parcel ID: 813005060010**

**Property Owner:**

**EAC Buligo Providence Partners LP**

**13041 W Linebauh Avenue**

**Tampa, FL 33626**

**Violation:**

**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:**

**Install an approved weatherproof type of cover for the junction box.**

**Fire Inspector Lisa Nadeau**

The case was brought into compliance and withdrawn by the City.

**11. OTHER AND REPEAT BUSINESS:**

**DEL-24-044 MASSEY Foreclosure**

**Property Address: 2911 Alarka Lane, Deltona, FL 32738**

**Parcel No.: 813074420130**

**Property Owner:**

**Enrico Ridge LLC**

**PO Box 3587**

**Orlando, FL 32802**

**Violation: City of Deltona Ordinance, Section 2-154, which states Ninety days after the recording of the Municipal and Special Magistrate Liens, the City Attorney shall be authorized to take all legal action necessary to foreclose municipal liens on any real property.**

**Officer Bashir Tourkzi**

**13. ADJOURNMENT:**

The meeting was adjourned at 7:55 pm.

\_\_\_\_\_  
Special Magistrate Kristin Eick

\_\_\_\_\_  
Hearing Clerk Jessica Cotterman