



City of Deltona

2345 Providence Blvd.

Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, March 26, 2025

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-23-242 MASSEY](#)

[Property Address:](#)

[3775 Trade Street, Deltona, FL 32738](#)

[Parcel ID: 8130-62-37-0030](#)

[Property Owner:](#)

[Marisol Rodriguez &](#)

[Carl Joseph Rizner JR. &](#)

[Yvette Rizner](#)

[3775 Trade Street](#)

[Deltona, FL 32738](#)

[Violation:](#)

[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.

Officer: Sashann Gregory

DEL-24-096 MASSEY

Property Address:

1385 Comerwood Drive, Deltona, FL 32738

Parcel ID: 8130-38-11-0160

Property Owner:

Dorian Zelaya

1385 Comerwood Drive

Deltona, FL 32738

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 or remove the fence.

Officer: Todd Meade

DEL-25-003 MASSEY

Property Address:

1730 Hillandale Avenue, Deltona, FL 32738

Parcel ID: 8130-73-10-0080

Property Owner:

Thomas V. Bamundo & Judy Lynn Bamundo

2970 Willow Bay Terrace

Casselberry, FL 32707

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and

sanitary so as not to pose a threat to the public health, safety or welfare.

Corrective action:

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

Officer: Janice Polascik

10. NEW BUSINESS:

DEL-25-023

Property Address:

2101 Kingswood Avenue, Deltona, FL 32725

Parcel ID: 8130-69-11-0100

Property Owner:

Elias Riverson & Teresa Cuadros

2101 Kingswood Avenue

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 roof structure over front doorway. Applications must be submitted to the City of Deltona, 2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the requirements of the city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer: Bashir Tourkzi

DEL-25-027

Property Address:

2435 Academy Avenue, Deltona, FL 32738

Parcel ID: 8130-32-15-0060

Property Owner:

Karen Blekicki

2435 Academy Avenue

Deltona, FL 32738

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 or remove the fence.

Officer: Steve Braukhoff

DEL-25-028

Property Address:

2917 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-32-88-0010

Property Owner:

Luis Saurez & Abigail Suarez

2917 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 for the screen room to solid wall conversion, and window replacement. Applications must be submitted to the City of Deltona,

2345 Providence Boulevard, Deltona, FL 32725. The structure must meet all the requirements of the city ordinance and be approved on final inspection. Contact our office with the permit number when obtained.

Officer: Steve Braukhoff

DEL-25-029

Property Address:

1250 Fieldstone Avenue, Deltona, FL 32725

Parcel ID: 8130-55-14-0080

Property Owner:

Eric Lafrinere

1250 Fieldstone Avenue

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.13, which states that every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

Corrective Action:

Repair or replace damaged/missing windows, doors, and remove boards.

Officer: Tina Pagan

DEL-25-030

Property Address:

962 N. Village Drive, Deltona, FL 32725

Parcel ID: 8130-11-30-0100

Property Owner:

Doris Anderson

P.O. Box 950983

Lake Mary, FL 32795

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

Officer: Josymar Jimenez

DEL-25-031

Property Address:

1800 Saxon Boulevard, Deltona, FL 32725

Parcel ID: 8130-03-19-0230

Property Owner:

Nu View IRA Inc.

Doris Jeske FBO IRA

280 S. Ronald Regan Boulevard #200

Longwood, FL 32750

Violation:

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

Corrective Action:

Repair, replace, or maintain in good repair any exterior surfaces (roof - Soffit in disrepair; near front door & garage area). Obtain permits if required.

Officer: Jeff Scott

DEL-25-032

Property Address:

3161 Telford Lane, Deltona, FL 32738

Parcel ID: 8130-38-33-0200

Property Owner:

Jose Luis Rivera-Moreno
3161 Telford Lane
Deltona, FL 32738

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 or remove the fence.

Officer: Christopher Sorrentino

DEL-25-033 A-B-C

Property Address:

1092 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8130-10-10-0300

Property Owner:

Global Commercial Properties LLC

5224 W. State Road 46 Unit #152

Sanford, FL 32771-9230

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 (A):

You must obtain a permit for the AC change out. 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 (B):

You must obtain a permit for replacement(sliding door rear) 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 (C):

You must obtain a permit electric wiring. 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

DEL-25-035

Property Address:

2893 Monarch Avenue, Deltona, FL 32738

Parcel ID: 8130-32-97-0240

Property Owner:Kenneth Ricardo Ross JR.2893 Monarch AvenueDeltona, FL 32738Violation:

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 tarps. Obtain permits if required.

Officer: Bashir TourkziDEL-25-037Property Address:960 Shorecrest Avenue, Deltona, FL 32725Parcel ID: 8130-11-44-0180Property Owner:Diane HolmP.O. Box 530846Debary, FL 32753-0846Violation:

City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 304.7, which states the roof and flashing shall be sound tight and not have defects that admit rain.

Corrective Action:

Repair or replace the roof, gutters, or drainage.

Officer: Bashir TourkziDEL-25-038Property Address:1787 Dublin Road, Deltona, FL 32738Parcel ID: 8130-45-26-0220

Property Owner:Enriqueta Ventura & Luis Avalo1787 Dublin RoadDeltona, FL 32738Violation:

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 Tarps. Obtain permits if required.

Officer: Bashir TourkziDEL-25-039Property Address:1753 Mayhill Street, Deltona, FL 32738Parcel ID: 8130-43-13-0130Property Owner:Liz Johana Colon-Cruz & Eliot Ohmar Paez-Conde1753 Mayhill StreetDeltona, FL 32738Violation:

City of Deltona Ordinance, Section 14-166(b) A dog is deemed dangerous if according to code enforcement/sheriff records and the definition under section 14-1; Dangerous dogs, it has; aggressively bitten, attacked or endangered, or has inflicted sever injury (any physical injury that results in broken bones, multiple bites, or disfiguring lacerations requiring sutures or reconstructive surgery on any human being, or domestic animal lawfully on public or private property. If a dog is the subject of a dangerous dog investigation, the officer shall if possible, interview the owner and require a sworn affidavit from any person, including any animal control officer or enforcement officer, desiring to have a dog classified as dangerous. Any animal that is the subject of a dangerous dog investigation, that is not impounded with an animal shelter, shall humanely and safely confined by the owner in a securely fenced or enclosed area pending the outcome of the investigation and resolution of any hearings

related to the dangerous dog classification. The address of where the animal resides will be provided to the sheriff. No dog that is the subject of a dangerous dog investigation maybe relocated or ownership transferred pending the outcome of an investigation or any hearings. In the event that a dog is to be destroyed, the dog shall not be relocated or ownership transferred.

Dangerous Dog means any dog that according to the records of appropriate authority:

- (1) Has aggressively bitten, attacked, or endangered or has inflicted sever injury on a human being on public or private property.
- (2) Has killed a domestic animal or, more than once, severely injured a domestic animal while off the owner's property.
- (3) Has been used primarily or in part for the purpose of dog fighting or is a dog trained for dog fighting; or
- (4) Has, when unprovoked, chased or approached a person upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack provided that such actions are attested to in a sworn statement by one or more persons and dutifully investigated by the appropriate authority.

Corrective Action:

Must comply with City Ordinance pertaining to dangerous dog(s).

Officer: Yvette Lamar

FIRE-009-25

Property Address:

481 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8036-13-00-0010

Property Owner:

OM Hospitality of Deltona LLC

481 Deltona Boulevard

Deltona, FL 32725

Violation:

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

A: NFPA 1 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.

-

B: NFPA 1 Ch. 13.3.3.2 - A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

Corrective Action: (A)

Replace the damaged/missing ceiling tiles in the restaurant and kitchen area.

Corrective Action: (B)

Replace the missing sprinkler escutcheon plates.

Fire Safety Inspector: Ajorie Bailey

FIRE-010-25

Property Address:

1307 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8130-05-46-0180

Property Owner:

Paayjan Medical Center LLC

1965 Deerview Place

Longwood, FL 32750

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 building permit for the removal of the interior walls, addition of the new wall and door, and the opening of the wall between both suites and the installation of double doors.

Assistant Fire Marshal: Samuel Schaller

FIRE-011-25

Property Address:

2820 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8130-39-09-0090

Property Owner:

Connie Biancardi

2820 Howland Boulevard
Deltona, FL 32738

Violation:

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

A. NFPA 1, 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.

B. NFPA 1, 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.

C. NFPA 1, 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.

Corrective Action: (A)

Repair/replace the conduit that is not properly covering the exposed wiring for
the Exterior A/C Breaker Box for Unit 1.

Corrective Action: (B)

Replace the missing cover on the exterior A/C Unit breaker box.

Corrective Action: (C)

Provide an approved cover for the exposed electrical wiring protruding from
conduit beneath the front sign.

Fire Safety Inspector: Lisa Nadeau

11. OTHER AND REPEAT BUSINESS:

13. ADJOURNMENT:

NOTE: If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, he/she will need

a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Manager in writing at CityManager@deltonafl.gov or to Deltona City Hall, 2345 Providence Blvd., Deltona, FL 32725 at least 48 hours prior to the meeting at which the person wishes to attend. The City is not permitted to provide the use of human physical assistance to physically handicapped persons in lieu of the construction or use of ramps or other mechanical devices in order to comply with Florida law. If proper accommodations for handicapped access cannot be made at a particular public meeting venue pursuant to a timely written request under Section 286.26 F.S., the City Manager shall change the venue of that meeting to a location where those accommodations can be provided.