



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, September 24, 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-25-037 Massey](#)

[Property Address:](#)

[960 Shorecrest Avenue, Deltona, FL 32725](#)

[Parcel ID: 8130-11-44-0180](#)

[Property Owner:](#)

[Diane Holm](#)

[P.O. Box 530846](#)

[Debary, FL 32753-0846](#)

[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, fascia, and soffits and painted with a proper treatment..

Officer Bashir TourkziDEL-25-054 (A-C) MasseyProperty 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.

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.

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.

Officer Bashir TourkziDEL-25-066 MasseyProperty Address:

3259 Shingler Terrace, Deltona, FL 32738

Parcel ID: 8130-47-02-0240

Property Owner:

Vivian Jimenez

3259 Shingler Terrace

Deltona, FL 32738

Violation:

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

Corrective action:

Repair or replace soffits.

Officer Janice Polascik

FIRE-015-2025 Massey

Property Address:

1698 Diane Terrace, Deltona, FL 32725

Parcel ID: 8130-03-36-0200

Property Owner:

Harmony Clinic

1948 Saxon Boulevard

Deltona, FL 32725

Violation:

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

Adopted Florida Fire Prevention Code 8th Edition

Violation - A NFPA 1, 18.2.3.5.1.1 – Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m)

Violation – B NFPA 1, 18.2.3.5.1.2 - Fire Department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m)

Violation – C NFPA 1, 18.2.3.5.1.2.2 - Vertical clearances shall be increased when vertical clearances are not adequate to accommodate fire apparatus.

Violation - D NFPA 1, 1.17.12.10 – 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:

Violation – A Please trim the trees at the entrance of the driveway and the parking lot to provide a minimum unobstructed width of no less than 20 ft.

Violation – B & C Please trim the trees at the entrance of the driveway and the parking lot to provide a minimum unobstructed vertical clearance of no less than 17 ft.

Violation – D Obtain a building permit for the following work:

1. Installation of the overhanging structure and concrete pad at the main entrance to the structure, located on the west side of the building.
2. Installation of the newly construction partition walls in each X-Ray Room.
3. Obtain a permit for the newly installed electric counter-top range.
4. Installation of the newly installed washer & dryer, and associated electrical, mechanical, and plumbing located inside of the closet
5. Removal of existing interior walls and construction of new interior walls.
6. Obtain a permit for the installation of the sink located inside of the laundry room and associated plumbing.
7. Obtain a permit for the replacement of the water heater.
8. Obtain a permit for the installation of the air conditioning unit installed inside of the physical therapy/newly converted X-Ray room.

Fire Safety Inspector Lisa Nadeau

FIRE-027-25 Massey

Property Address:

271 Fort Smith Boulevard, Deltona, FL 32738

Parcel ID: 8130-42-25-0150

Property Owner:

Two Star Investment Inc

271 Fort Smith Boulevard

Deltona, FL 32738

Violation:

City of Deltona Ordinance,

Violation A: 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. 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 C: Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida

Fire Prevention Code 8th Edition, NFPA 1, Ch. 11.1.2.2.1 - Where the AHJ determines that there is sufficient evidence that existing electrical wiring, fixtures, appliances, or equipment is potentially unsafe, the AHJ is authorized to require an evaluation of the existing electrical wiring, fixtures, appliances, or equipment, or portion thereof, by a qualified person.

Violation D: 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 E: 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.

Corrective action:

Violation A: Obtain a permit for the installation of the new electrical panel and call in all final inspections.

Violation B: Provide an approved cover plate for the open junction box.

Violation C: Contact a licensed electrician to provide a report containing an assessment of the electrical wiring, fixtures, appliances, or equipment along with recommendations for any needed repairs to correct the unsafe condition(s).

Violation D: Junction box does not appear to provide adequate free space for enclosed conductors. Please install a secondary junction box & relocate excess wiring. All work shall be conducted by licensed electrician.

Fire Safety Inspector Ajorie Bailey

10. NEW BUSINESS:

DEL-25-086 (A-C)

Property Address:

679 Vicksburg Street, Deltona, FL 32725

Parcel ID: 8130-04-38-0350

Property Owner:

Cesar Borges

Tamara Pita Pinheiro

679 Vicksburg Street

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 (Accessory Structure Conversion into Apartments). 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 (ELECTRICAL) for the accessory 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: 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 (PLUMBING) in the accessory 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.

Officer Bashir Tourkzi

DEL-25-087 A & B

Property Address:

3182 Overdale Street, Deltona, FL 32738

Parcel ID: 8130-42-03-0150

Chase T & Megan Carr

3182 Overdale Street

Deltona, FL 32738

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:

Repair/install gate or remove the fence.

Violation: B

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 Enrique Rios

DEL-25-088

Property Address:

682 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8036-05-01-0030

Property Owner:

Multi Lynk Entertainment LLC

682 Deltona Boulevard

Deltona, FL 32725

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:

Remove outdoor storage (debris / materials) from the property.

Officer Jeff Scott

DEL-25-089

Property Address:1556 E Normandy Boulevard, Deltona, FL 32725Parcel ID: 8130-11-23-0020Property Owner:Debra S. McGee1556 E Normandy BoulevardDeltona, FL 32725Violation:

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

Corrective Action:

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

Officer Jeff ScottDEL-25-090 (A-C)Property Address:1018 Giovanni Street, Deltona, FL 32725Parcel ID: 8130-07-45-0010Property Owner:Jose Yoihans Pereira Alvarez1018 Giovanni StreetDeltona, FL 32725Violation: A

City of Deltona Ordinance, SEC. 38-113 (a) - MAINTAIN ROW - which states it shall be the responsibility of every owner, agent or tenant of improved property in the city to, at all times, maintain those rights-of-ways most nearly abutting their property. These responsibilities shall include removing litter and debris, and cutting the grass and weeds to maintain a neat and trimmed appearance.

Corrective Action:

Removal of all litter and debris, and cutting the grass and weeds to maintain a neat and trimmed appearance. Where the grass has been worn out, replace with new sod and/or seed.

Violation: B

City of Deltona Ordinance, SEC. 58-31(a) - USE OF CITY RIGHTS OF WAY - which states that Consent required. Pursuant to the police power of the city, the city commission determines, in the interest of the health, safety and welfare of its citizens, that the use of any city right-of-way, including appendages, and the use of any public lands under the authority of the city commission, except for their intended purpose, without prior written consent of the city shall be prohibited.

Corrective Action:

Remove the object and obtain a permit, if available. (Driving through the right of way).

Violation: C

City of Deltona Ordinance, City of Deltona Ordinance, Section 110-807 (E) Storage of stock in trade (i.e. materials or supplies used in the home occupation) shall be located within the space limitations in Section 110-807 (D). No products shall be displayed on the premises. No toxic/hazardous materials shall be stored on the premises.

Corrective Action:

Remove all stock and commodities from the residential dwelling (all dumpsters).

Officer Jeff Scott

FIRE-37-2025

Property Address:

1200 Deltona Boulevard, Deltona, FL 32727

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.13.1.6 – 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:

Please provide a copy of the current backflow inspection/maintenance report.

Violation: B

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch.42-186 –
Adopted Florida Fire Prevention Code 8th Edition, NFPA 72, CH.10.6.5.4 –
Where a circuit breaker is the disconnecting means, an approved breaker
locking device shall be installed.

Corrective Action:

Please provide an approved breaker lock on breaker supplying the fire alarm
control panel.

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.13.1.8 – 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 to correct the deficiencies
notated on the 05/23/2025 fire alarm inspection report.

Fire Safety Inspector Ajourie Bailey

FIRE-038-2025 (A-E)

Property Address:

605 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8136-03-00-0010

Property Owner:

MFP Deltona LLC

P.O. Box 126428

Hialeah, FL 33012

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.13.1.6 –
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:

Please provide a copy of the current backflow inspection/maintenance report

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 16.12.5.6– Where a fire department connection services only a portion of a building, a sign shall be attached indicating the portions of the building served. property owner and shall be made available upon request for review by the AHJ.

Corrective Action:

Provide signage on the FDC indicating which portion of the building it serves (IE. Retail).

Violation: C

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch.42-186 – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 63.2.12.2.2 – Signs prohibiting or open flames within 25 ft (7.6m) of area perimeters shall be provided in areas where toxic, highly toxic, corrosive, unstable reactive, flammable, oxidizing, or pyrophoric gases are produced, stored, or used.

Corrective Action:

Please provide signage on the LP Tank which states “NO SMOKING.”

Violation: D

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

Corrective Action:

Please provide room identification signage on the exterior of the door that houses the fire sprinkler riser, which indicates “Fire Sprinkler Riser Inside.”
Please ensure sign is designed to withstand outdoor conditions.

Violation: E

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch.42-186 – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 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 recall.

Corrective Action:

Please contact your fire alarm service provider to repair the deficiencies outlined in the 12/03/2024 fire alarm inspection report.

Fire Safety Inspector Lisa Nadeau

FIRE-039-2025Property 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.1.7.12.10 – 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 construction of the newly built wall and door.

Fire Safety Inspector Ajourie Bailey

FIRE-040-2025 A & BProperty Address:

2772 Elkcarn Boulevard, Deltona, FL 32738

Parcel ID: 8130-74-24-0310

Property Owner:

Family Home Plaza Partnership

1961 Evard Avenue
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.

Corrective Action:

Obtain permit for the installation of the new electrical wiring inside of the small
closet or remove the wiring.

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 he plans for
compliance with the applicable codes and standards and the permits have been
issued.

Corrective Action:

Obtain permit for the installation of the magnetic locking system used at the
front door or remove the magnetic locking system.

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.