



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, June 25, 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-25-011 MASSEY](#)

[Property Address:](#)

[1384 Rockhill Street, Deltona, FL 32725](#)

[Parcel ID: 8130-30-18-0120](#)

[Property Owner:](#)

[Diana Crockett TR](#)

[Diana Crockett REV TR](#)

[1384 Rockhill Street](#)

[Deltona, FL 32725-5724](#)

[Violation:](#)

[City of Deltona Ordinance, Section 18-3 ADOPT FL BLDG 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

DEL-25-024 MASSY

Property Address:

1264 S. Seagate Drive, Deltona, FL 32725

Parcel ID: 8130-71-47-0220

Property Owner:

Luis Enrique Vazquez Vazquez

902 S. Embassy Drive

Deltona, FL 32725-6945

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

Officer Bashir Tourkzi

FIRE-006-2025 MASSEYProperty Address:2310 N. Normandy Boulevard, Deltona, FL 32725Parcel ID: 8118-05-00-0010Property Owner:Normandy Holdings LLC1382 Lane Mill Road Suite 101Lakewood, NJ 08701Violation:

City of Deltona Ordinance, Chapter 42, – 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 Marshal Sharon Shivers**10. NEW BUSINESS:**DEL-25-042 A&BProperty Address:1114 Cambridge Street, Deltona, FL 32725Parcel ID: 8130-09-16-0140Property Owner:Fred A Kelly II1114 Cambridge StreetDeltona, FL 32725Violation: A

City of Deltona Ordinance, 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 (a) demolish the structure (retaining/sea wall) or (b) obtain an updated boundary survey and riparian survey as well as all other required documentation to attempt to permit the 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: B

City of Deltona Ordinance, Section 58-31, which states 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:

You must (a) demolish the structure (retaining/sea wall) or (b) obtain an updated boundary survey and riparian survey as well as all other required documentation to attempt to permit the 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 Josymar Jimenez

DEL-25-056

Property Address:

2811 Arrendonda Drive, Deltona, FL 32738

Parcel ID: 8130-59-45-0060

Property Owner:

Duaquanda T. Brooks & Tantanishia E. Jackson

2811 Arrendonda Drive

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 and painted with a proper treatment.

Officer Josymar Jimenez

DEL-25-057

Property Address:

570 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8130-01-37-0230

Property Owner:

Carmen A. Hernandez

570 E. Normandy Boulevard

Deltona, FL 32725-5627

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.2, which states that all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, and shall be kept in sound working condition and maintained in good repair. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment

Corrective action:

Repair or replace damaged exterior surface(s) of the home.

Officer Josymar Jimenez

DEL-25-058

Property Address:

1611 Giffen Avenue, Deltona, FL 32738

Parcel ID: 8130-16-24-0070

Property Owner:Daniel & Tanya Hernandez1611 Giffen AvenueDeltona, FL 32738Violation:

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 (Garage Conversion). 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-25-061Property Address:2515 Howland Boulevard, Deltona, FL 32738Parcel ID: 8115-00-00-0100Rafael Selles EST2515 Howland BoulevardDeltona, FL 32738-2989Violation:

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.

Officer Janice Polascik

DEL-25-062

Property Address:

2960 Norwick Street, Deltona, FL 32738

Parcel ID: 8130-34-16-0060

Property Owner:

Francis X. Knuck III

2960 Norwick Street

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 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

DEL-25-063

Property Address:

1713 Concert Road, Deltona, FL 32738

Parcel ID: 8130-45-33-0050

Property Owner:

Hector Enrique Toro and/or 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 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

DEL-25-064

Property Address:

2558 Collingswood Drive, Deltona, FL 32738

Parcel ID: 8130-32-99-0430

Property Owner:

Level Up Construction LLC.

711 Cypress Avenue

Orange City, FL 32763

Violation:

City of Deltona Ordinance, Section 38-113 (a), 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:

Fix right of way on Lake Helen Osteen side which was damaged due to vehicles being driven over it to access the backyard for parking. Lay sod or grass seed to restore back to its original state

Officer Janice Polascik

DEL-25-065

Property Address:

3240 Elkcarn Boulevard, Deltona, FL 32738

Parcel ID: 8130-32-34-0050

Property Owner:

Jenny Carr

3240 Elkcarn Boulevard

Deltona, FL 32738

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). Obtain permits if required.

Officer Bashir Tourkzi

FIRE-018-2025

Property Address:

1200 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8130-06-0020

Property Owner:

Deltona Wellness LP

P.O. Box 280

Lawrence, NY 11559-0280

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. 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.

Violation B: 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:

Violation A: Restore phone service to the fire alarm system to restore communication to central monitoring station. Repair the smoke detector in the medical records room.

Violation B: Restore fire alarm system to “Normal” Status.

Fire Safety Inspector Ajourie Bailey

FIRE-019-2025

Property Address:

1382 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8130-38-00-0080

Property Owner:

EGE Holdings LLC

3728 NW 88 Terrace

Holiday, 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 Ajourie Bailey

FIRE-020-2025

Property Address:

100-667 Deltona Boulevard, Deltona, FL 32725

Parcel ID: 8036-15-00-1000

Property Owner:

M&D Deltona Holdings LLC

667 Deltona Boulevard Suite 100

Deltona, FL 32725-8151

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 electrical panel. Permit can be obtained at Deltona City Hall, 2345 Providence Blvd, Deltona, FL, 32725. Please contact our office with the permit number once obtained.

Fire Safety Inspector AJorie Bailey

FIRE-021-2025

Property Address:

2160 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8114-04-00-0013

Property Owner:

Deltona Partners LLC

P.O. Box 32018

Lakeland, FL 33802

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. - Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1 Ch 63.9.2.1 - For other than vehicles equipped for and using compressed gas as a fuel for propelling the vehicle, an operational permit shall be required for liquid carbon dioxide systems in excess of 100 lb (45.4 kg) of carbon dioxide.

Corrective Action:

Obtain an operational use permit for the liquid CO2 system. Permit can be obtained from Deltona Building Services, 2345 Providence Blvd, Deltona FL, 32725. Please contact our office with the permit number once obtained.

Fire Safety Inspector Lisa Nadeau

11. OTHER AND REPEAT BUSINESS:

DEL-22-087; DEL-22-088; DEL-22-090 MASSEY & DEL-14-178 Repeat of DEL-13-108 & DEL-12-105 Repeat of DEL-11-021 Foreclosure

Property Address: 779 Tulip Street, Deltona, FL 32725

Parcel ID: 8130-03-43-0190

Property Owner:

[Carlos Antonio Henriquez - Monserrate](#)
[797 Tulip Street](#)
[Deltona, FL 32725-3517](#)

[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 Danny Ron](#)

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.