



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes - Final-revised Special Magistrate

Wednesday, June 25, 2025

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 5:32 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 (Via Zoom)
Officer Janice Polascik
Officer Josymar Jimenez
Captain/Assitant Fire Marshal Samuel Schaller
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:

None to Disclose

6. APPROVAL OF AGENDA & MINUTES:

The Minutes of the Special Magistrate hearing for the May 28, 2025 were approved by the Special Magistrate Kristin Eick.

7. ANNOUNCEMENTS:

Withdrawn Cases:
FIRE-020-2025 - 667 Deltona Boulevard
FIRE-012-2025 - 2160 Howland Boulevard Suite 108
DEL-25-011 Massey - 1384 Rockhill Street

DEL-25-024 Massey - 1264 S. Seagate Drive
DEL-25-056 - 2811 Arrendonda Drive
DEL-25-062 - 2960 Norwick Street
DEL-25-064 - 2558 Collingswood Drive
DEL-25-065 - 3240 Elkcarn Boulevard

Continued Cases:

DEL-25-058 - 1611 Giffen Avenue

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

The case was brought into compliance and withdrawn.

DEL-25-024 MASSEY**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

The case was brought into compliance and withdrawn.

FIRE-006-2025 MASSEY**Property Address:**

2310 N. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8118-05-00-0010

Property Owner:

Normandy Holdings LLC
1382 Lanes Mill Road Suite 101
Lakewood, NJ 08701

Violation:

City of Deltona Ordinance, Chapter 42,, Article IV, Fire Codes, CH.42-186
- .Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, Ch 13.1.1 -
The AHJ shall have the authority to require that construction
documents for all fire protection systems be submitted for review and
approval and a permit be issued prior to the installation, rehabilitation,
or modification. (For additional information concerning construction
documents, see Section 1.14.) Further, the AHJ shall have the authority
to require that full acceptance test of the systems be preformed in the
AHJ's presence prior to final system certification.

Corrective action:

Obtain a permit for the installation of the fire alarm cellular
communicator and pass all final inspections.

Fire Marshal Sharon Shivers

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,450, representing 90 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 Amber Ball and contractor Hector Lopez with Dyna Fire were present to testify.

10. NEW BUSINESS:

DEL-25-042 A&B
Property Address:
1114 Cambridge Street, Deltona, FL 32725
Parcel ID: 8130-09-16-0140
Property Owner:
Fred A Kelly II
1114 Cambridge Street
Deltona, FL 32725

Violation: A

City of Deltona Ordinance, City Code Section 18-3, 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(a), 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

Special Magistrate found the Respondent in violation of the City Code as charged, for Violation A: City Code Section 18-3, and that the Respondent correct the violation no later than 4PM January 9, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner Fred A. Kelly II and Attorney Arthur Huggins Esquire were present to

testify. No Violation found for Violation B City Code Section 58-31 (a). The Special Magistrate has admitted into evidence the case file and Powerpoint along with Deltona Lakes Unit 9 Plat, Boundry Survey dated June 15, 2015, Aerial Photos (4 Pages) dated February 15, 2024 for 1929 S. Old Mill, 1104 Cambridge and 1919 S. Old Mill, Aerial of the Lake showing owner listed as the City of Deltona with green dot dated January 29, 2021, Case Management Sheet, Case Law, Photos of Sea Wall, Sea Wall Specifications (10 Pages), Notice of Commencement for foundation work and Alfa Foundations ground work for Helical Pylons stamped by the City for permitting (34 Pages).

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**

The case was brought into compliance and withdrawn.

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

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent did not correct the violation no later than 4PM October 23, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$25 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner's son Luis Hernandez was present to testify on behalf of the property owner.

DEL-25-058**Property Address:**

1611 Giffen Avenue, Deltona, FL 32738

Parcel ID: 8130-16-24-0070

Property Owner:

Daniel & Tanya Hernandez

1611 Giffen Avenue

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 (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 Tourkzi

The case was continued by the City.

DEL-25-061

Property Address:

2515 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8115-00-00-0100

Rafael Selles EST

2515 Howland Boulevard

Deltona, FL 32738-2989

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 302.7, which states accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

Corrective Action: Repair or remove the structure.

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 July 25, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$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.

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

The case was brought into compliance and withdrawn.

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

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM July 11, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present.

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

The case was brought into compliance and withdrawn.

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**

The case was brought into compliance and withdrawn.

FIRE-018-2025**Property Address:****1200 Deltona Boulevard, Deltona, FL 32725****Parcel ID: 8130-06-00-0020****Property Owner:****Deltona Wellness LP****P.O. Box 280****Lawrence, NY 11559-0280****Violation:****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 Ajorie Bailey

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM July 25, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 per day per violation for a total fine of \$100, 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.

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 Ajorie Bailey

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM July 25, 2025 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 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.

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

The case was brought into compliance and withdrawn.

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**

The case was brought into compliance and withdrawn.

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

Sponsors: Planning Department and Cairney

Special Magistrate approved the City to move forward with foreclosure proceedings on this property. Property owner was not present.

13. ADJOURNMENT:

The meeting was adjourned at 8:32 pm.

Special Magistrate Kristin Eick

Hearing Clerk Jessica Cotterman