



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, March 25, 2026

5:30 PM

Deltona Commission Chambers

Hearing will be Held at The Center at Deltona 1640 Dr. M.L.K. Blvd., Deltona,
FL 32725

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-26-007 Massey](#)

[Property Address:](#)

[1211 Abigail Drive, Deltona, FL 32725](#)

[Parcel ID: 8130-05-48-0140](#)

[Property Owner:](#)

[RDG Investments LLC](#)

[3284 Port Charlotte Boulevard](#)

[Port Charlotte, FL 33952-6652](#)

[Violation:](#)

[City of Deltona Ordinance, SEC. 66-8\(26\)–NO PARKING ON](#)

[UNDEVELOPED/VACANT LOT - Violation: City of Deltona Ordinance, Section 66-8 \(26\) which states, no person shall stop, stand, or park a vehicle in any of the following places, except when necessary to avoid conflict with other traffic](#)

or in compliance with the directions of a law enforcement officer or traffic-control device: (26) No parking of any vehicles on undeveloped or vacant parcels..

Corrective action:

Remove vehicle(s) from the undeveloped / vacant lot.

Officer Todd Meade

DEL-26-009 (A & B) Massey

Property Address:

1330 Elkcam Boulevard, Deltona, FL 32725

Parcel ID: 8130-09-38-0070

Property Owner:

Jeffrey D. and Marci A. Meyer

1330 Elkcam Boulevard

Deltona, FL 32725

Violation A:

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.

Violation B:

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 (soffit, fascia, decaying wood).

Officer Jeff Scott

FIRE-044-2025 Massey

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, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –
Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, CH. 1.12.8- 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.

Corrective action:

Obtain an issued permit for the change of occupancy classification (shed to
apartment building) or restore space to original condition.

Violation B:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. –
Adopted Florida Fire Prevention Code 8th Edition, NFPA 101, CH. 30.3.5.1 –
All buildings shall be protected throughout by an approved, suppressive
automatic sprinkler system installed in accordance with 30.3.5.1 through
30.3.5.6.

Corrective action:

Install a supervised automatic fire sprinkler system throughout the structure.
Installation shall be done with issued permit by City of Deltona and be
conducted by a licensed fire sprinkler contractor.

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. 18.2.3.2.1- A
fire apparatus access road shall be extended to within 50 ft (15m) of at least
one exterior door that can be opened from the outside and the provided access
to the interior of the building.

Corrective action:

Provide an approved fire department access road to the new apartment building, extending within 50 ft of at least one exterior door that provides access to the interior of the building. Fire department access roads shall have an unobstructed road with not less than 24 ft, and an unobstructed vertical clearance of not less than 17 ft, stabilized and capable of supporting a 32-ton emergency vehicle.

Captain / Assistant Fire Marshal Samuel Schaller

FIRE-050-2025 Massey

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, 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:

Contact your fire hydrant/sprinkler contractor to conduct all necessary repairs to fire hydrants and restore them to operational condition.

Captain / Assistant Fire Marshal Samuel Schaller

FIRE-054-2025 Massey

Property Address:

1382 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8130-38-00-0080

Property Owner:

EGE Holdings LLC

3679 NW 82nd Terrace

Pembroke Pines, FL 33024

Violation A:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 11.1.7.3.1 – Identification of Disconnecting Means 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:

Please indicate suite serviced by each electrical disconnect.

Violation B:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 11.1.8 – Covers – All panel board 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 condition of use.

Corrective action:

Please replace the damaged cover plate for the junction box.

Violation C:

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 recalled.

Corrective action:

Contact your fire protection contractor to repair the tamper switch that has been pulled away and has exposed wires.

Fire Safety Inspector Lisa Nadeau

10. NEW BUSINESS:

DEL-26-016

Property Address:

1432 Tivoli Drive, Deltona, FL 32725

Parcel ID: 8130-07-81-0150

Property Owner:

Edgardo Rios Negrón and

Petronila Cruz

1432 Tivoli Drive

Deltona, FL 32725-4720

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/Replace garage door, exterior walls, doors, windows, and roof.

Officer Thomas Ruddy

FIRE-045-2025 Repeat of 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, 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 electrical permit for the newly installed medical equipment and associated electrical.

Fire Safety Inspector Lisa Nadeau

[FIRE-018-2026](#)

[Property Address:](#)

[2810 Elkcam Boulevard, Deltona, FL 32738](#)

[Parcel ID: 8130-74-25-0200](#)

[Property Owner:](#)

[2810 Deltona LLC](#)

[1611 E. 53rd Street](#)

[Chicago, IL 60615](#)

[Violation A:](#)

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 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. The marking shall be of sufficient durability to withstand the environment involved.](#)

[Corrective action:](#)

[Obtain an issued electrical permit for the 3 newly installed split wall air conditioning units within this location.](#)

[Violation B:](#)

[City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, 12.3.3.1 – 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:](#)

[Repair the penetration in the one-hour rated fire wall utilizing a UL listed design. Please provide the materials utilized and UL listed design for repair to: \[fireprevention@deltonafl.gov\]\(mailto:fireprevention@deltonafl.gov\).](#)

[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.