



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Minutes - Final-revised Special Magistrate

Wednesday, July 23, 2025

5:30 PM

Deltona Commission Chambers

1. CALL TO ORDER:

The meeting was called to order at 5:34 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
Officer Josymar Jimenez
Officer Steve Braukhoff
Officer Christopher Sorrentino
Officer Tina Pagan
Officer Jeff Scott
Officer Janice Polascik
Assistant Chief/Fire Marshal Sharon Shivers
Captain/Assitant Fire Marshal Samuel Schaller
Fire Inspector Lisa Nadeau
Fire Inspector Ajourie Bailey

3. PLEDGE TO THE FLAG:

4. SPECIAL MAGISTRATE STATEMENT:

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

6. APPROVAL OF AGENDA & MINUTES:

The Minutes of the Special Magistrate hearing for June 25, 2025 were approved by the Special Magistrate Kristin Eick.

7. ANNOUNCEMENTS:

Withdrawn Cases:

DEL-25-040 Massey - 912 Halstead Street

DEL-25-058 - 1611 Giffen Avenue

DEL-25-074 - 700 Courtland Boulevard

DEL-25-075 - 3182 Overdale Street

8. SWEARING IN OF OFFICERS AND WITNESSES:**9. OLD BUSINESS:****DEL-25-027 Massey****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 accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.****Corrective Action:****Repair or remove the fence.****Officer Steve Braukhoff**

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$2,950, representing 59 days at \$50 per day (consistent with prior Order) is imposed. 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 **was not** present to testify.

DEL-25-029 Massey**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

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 58 days at \$25 per day (consistent with prior Order) is imposed. 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 was not present to testify.

DEL-25-034 Massey**Property Address:****572 Leland Drive, Deltona, FL 32725****Parcel ID: 8130-12-20-0010****Property Owner:****Brian R Owens****572 Leland Drive****Deltona, FL 32725-8253****Violation:**

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 Jeff Scott**

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$750 representing 30 days at \$25 per day (consistent with prior Order) is imposed. 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 was not present to testify.

DEL-25-040 Massey**Property Address:****912 Halstead Street, Deltona, FL 32725****Parcel ID: 8130-24-02-0240****Property Owner:****Jesus Manuel Rivera Martinez****Luz Patricia Hassell Estrada****912 Halstead Street****Deltona, FL 32725-5710****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 window and remove boards.

Officer Tina Pagan

The case was brought into compliance and withdrawn.

DEL-25-050 Massey**Property Address:****1740 Fort Smith Boulevard, Deltona, FL 32725****Parcel ID: 8130-09-36-0050****Property Owner:****Lenora Tibbetts EST****1740 Fort Smith Boulevard**

Deltona, FL 32725-3723**Violation:**

City of Deltona Ordinance, Section 66-19(a)(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 trailer 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 Josymar Jimenez

The Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,050, representing 40 days at \$25 per day (consistent with prior Order) is imposed. 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 was not present to testify.

DEL-25-055 Massey**Property Address:**

1697 Sumatra Avenue, Deltona, FL 32725

Parcel ID: 8130-09-13-0100

Property Owner:

Carmen D Torrellas

Carlos A Torrellas

1697 Sumatra 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 (FENCE). 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 Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1,300, representing 26 days at \$50 per day (consistent with prior Order) is imposed. 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 was not present to testify.

FIRE-010-2025 Massey

Property Address:

1307 E. Normandy Boulevard, Deltona, FL 32725

Parcel ID: 8130-05-46-0180

Property Owner:

Paayjan Medical Center LLC

1965 Deerview PL

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

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 29 days at \$50 per day (consistent with prior Order) is imposed. 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 Alfred Graham was present to testify.

10. NEW BUSINESS:**DEL-25-058****Property Address:****1611 Giffen Avenue, Deltona, FL 32738****Parcel ID: 8130-16-24-0070****Property Owner:****Daniel Hernandez****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 brought into compliance and withdrawn.

DEL-25-066**Property 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 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 soffits.****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 August 22, 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 to testify.

DEL-25-067**Property Address:****2913 Lake Helen Osteen Road, Deltona, FL 32738****Parcel ID: 8130-58-03-0070****Property Owner:****Elias Acosta Gonzalez****7873 Saint Andrews Circle****Orlando, FL 32835-8170****Violation:****City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 302.3 (Sidewalks and driveways) which states that all sidewalks, walkways,**

stairs, driveways, parking spaces and sum areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

Corrective Action:

Clean and/or remove the hazardous condition/ obtain permit if necessary.

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 August 22, 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 to testify.

DEL-25-068

Property Address:

2362 Pavilion Terrace, Deltona, FL 32738

Parcel ID: 8130-21-14-0070

Property Owner:

Daniel Grimaldo

2362 Pavilion Terrace

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 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 Josymar Jimenez

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 22, 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 Daniel Grimaldo was present to testify.

DEL-25-069

Property Address:

1235 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-05-06-0010

Property Owner:

ECA Buligo Providence Partners LP

13041 W. Linebaugh Avenue

Tampa, FL 33626

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:

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

Officer Tina Pagan

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM October 21, 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 representative Joel Squiterli was

present to testify.

DEL-25-070

Property Address:

2073 Heathwood Street, Deltona, FL 32725

Parcel ID: 8130-31-11-0110

Property Owner:

Barbaro Joel Perez-Almirall

Dunia Hernandez

2073 Heathwood Street

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 addition to the back of the dwelling. Si necesita ayuda en español, llame al 386 878-8700 y pregunte por el Gerente Danny Ron. 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 Steve Braukhoff

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM November 20, 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 \$30 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 Dunia Hernandez was present to testify with assistance for translation from Melissa Perez along with Code Compliance

Manager Danny Ron.

DEL-25-071 (A & B)

Property Address:

2208 Danforth Avenue, Deltona, FL 32738

Parcel ID: 8130-74-39-0150

Property Owner:

Robert A Yingst II

Teresa Toole

10701 Buck Road

Orlando, FL 32817-2921

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 YOUR FENCE. 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 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 Steve Braukhoff

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 22, 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 for Violation B, Violation A is withdrawn as violation is now in compliance. Property owner was not present to testify.

DEL-25-073

Property Address:

3481 Cornell Terrace, Deltona, FL 32738

Parcel ID: 8130-34-37-0080

Property Owner:

Mikel William Grimm

3481 Cornell Terrace

Deltona, FL 32738

Violation:

City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.15 which states, Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with Section 702.3

Corrective Action:

Repair or Replace Garage Door - with required permit.

Officer Steve Braukoff

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 22, 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 to testify.

DEL-25-074**Property Address:****700 Courtland Boulevard, Deltona, FL 32738****Parcel ID: 8130-41-55-0070****Property Owner:****Chai Xiong****Nou Thor****103 Henin Court****Debary, FL 32713****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 FENCE.****Officer Steve Braukhoff**

The case was brought into compliance and withdrawn.

DEL-25-075**Property Address:****3182 Overdale Street, Deltona, FL 32738****Parcel ID: 8130-42-03-0150****Property Owner:****Chase T Carr****Megan Carr****365 Dumont Avenue****Deltona, FL 32738-9142**

Violation:

City of Deltona Ordinance, Chapter 22, Section 22-4, which states no person shall engage in, manage, transact, or carry on any business, occupation or profession within the City for which there is a local business tax required by this article or any other provisions of this Code unless such person shall first procure a local business receipt ("receipt") to conduct the same from the City. It shall be no defense of nonpayment of any local business tax required by this article that the licensee did not receive any bill or notice that the same was due from the city.

Corrective Action:

Obtain business tax license/receipt or cease all business operations.

Officer Christopher Sorrentino

The case was brought into compliance and withdrawn.

DEL-25-076**Property Address:**

858 Leeward Drive, Deltona, FL 32738

Parcel ID: 8130-17-09-0110

Property Owner:

Jose J Lopez

Lucia Hernandez De Lopez.

858 Leeward 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 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 Christopher Sorrentino

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM September 22, 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 to testify.

DEL-25- 077 (A & B)

Property Address:

597 Fort Smith Boulevard, Deltona, FL 32738

Parcel ID: 8134-03-00-0020

Property Owner:

Legacy Investment Team LLC

152 Big Ben Drive

Daytona Beach, FL 32117-3800

Violation: A

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:

Outside storage are not allowed on vacant lots. Please remove all construction materials / equipment (i.e. Building materials, trailers, etc.) from the property. Nothing is allowed on the property.

Violation: B

City of Deltona Ordinance, Section 66-18(a), which states that no vehicles greater than 10,000 pounds manufacturer's gross vehicle weight or designed to carry 16 or more passengers, or requiring a commercial drivers license (CDL) of any endorsement to operate shall be parked or stored in any residential or agricultural zoning district

except in agricultural areas on lots of five acres or more. Vehicles that are inoperable or that do not have a current and valid license plate and validation sticker affixed to the license plate are prohibited within the city, unless stored in a completely enclosed structure.

Corrective action:

Remove the vehicle(s) from residential area.

Officer Jeff Scott

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 6, 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, for Violation A. Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM August 6, 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 \$75 will be imposed for each and every day the violation continues past the aforementioned date, for Violation B, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

FIRE-025-2025

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,

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

Florida Fire Prevention Code 8th Edition, NFPA 1, 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.

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

Violation C: Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted. Florida Fire Prevention Code 8th Edition, NFPA 1, 13.5.4.2 A private service main installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

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

Corrective Action:

Violation A: Repair the noted deficiencies to the RED tagged fire sprinkler system located on the property, including the deficiencies notated on the 05/09/2024 and 11/16/2024 fire sprinkler inspection reports.

Violation B: Provide a copy of the current fire alarm inspection/maintenance report.

Violation C: Repair all deficiencies to the RED tagged private fire hydrants on the property, including the noted deficiencies to the fire hydrant located behind New China Wok, as stated in the 05/09/2024 fire hydrant inspection report.

Violation D: Provide an approved breaker lock on the circuit breaker supplying the fire alarm control panel.

Fire Safety Inspector Lisa Nadeau

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violations no later than 4PM August 22, 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 violation for a total of \$200, will be imposed for each and every day the violations continue 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 to testify.

FIRE-026-2025

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, 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 removal of the interior wall and construction of the new interior walls. Contact our office with permit number once obtained.

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 August 22, 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 representative Michael Mathers was present to testify as well as the tenant of the building Robert Arnold (via Zoom).

FIRE-027-2025

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.

Violation E: Provide a full and updated panel schedule for the electrical panel.

Fire Safety Inspector Ajourie Bailey

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violations no later than 4PM September 8, 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 violation for a total of \$250 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 Mohammed Asagar was present to testify.

FIRE-028-2025

Property Address:

1644 Providence Boulevard, Deltona, FL 32725

Parcel ID: 8130-14-06-0010

Property Owner:

Danford Enterprises LTD

KA Crawford LLC

8608 Autumn Lake TRL

Mckinney, TX 75071Violation: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. 10.11.1.6 –

Address numbers for suites units etc, within a multiple tenant building or complex shall be individually identified in a manner approved by the AHJ, however shall not be less than 3 in. in height for residential and at least 6 in. in height for all other buildings, structures, or portions thereof.

Violation B: 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 C: 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.

Violation D: Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted.

Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 1.7.12.1 - The AHJ shall have the authority to require plans and specifications to ensure compliance with applicable codes and standards.

Violation E: Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted.

Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 14.4.1 - Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

Corrective Action:

Violation A: Provide/maintain a minimum 6" height address numbers (1644) on the rear door of the building. Numbers shall be contrasting with background.

Violation B: Obtain an issued building permit for the following items.

- **Construction of new interior walls.**
- **Installation of new electrical receptacle for self-venting fryer.**
- **Installation of new electrical receptacles located on sales floor walls, ceiling, and cabinets.**

Violation C: Obtain an issued permit for the removal of the fire alarm system.**Violation D: Provide the manufacturer's specifications for the following items**

- **RESFAB self-venting fryer.**
- **Small cooking appliance located in kitchen.**

Violation E: Remove wall obstructing means of egress in kitchen OR obtain an issued building permit for the construction of the wall.**Fire Safety Inspector Ajourie Bailey**

Special Magistrate found the Respondent in violation of the City Codes as charged, that the Respondent correct the violations no later than 4PM August 22, 2025 for Violations A and D, for Violations B and E the Respondent correct the violations no later than 4PM October 21, 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 violation for a total fine of \$200 (per day total) will be imposed for each and every day the violations continue past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owners representative Edwin Cruz was present to testify. Violation C is continued to August Special Magistrate Hearing.

11. OTHER AND REPEAT BUSINESS:

None

13. ADJOURNMENT:

The meeting was adjourned at 8:21 pm.

Special Magistrate Kristin Eick

Hearing Clerk Jessica Cotterman