



City of Deltona

2345 Providence Blvd.

Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, May 28, 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, 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 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 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

10. NEW BUSINESS:

DEL-25-048

Property Address:

668 Pepperwood Avenue, Deltona, FL 32725

Parcel ID: 8036-05-05-0250

Property Owner:

Emily D. Chestnut

668 Pepperwood Avenue

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 38-114, which states that 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 to the rear wall of the home.

Corrective Action:

Washing Machine Must be properly stored or removed from the property.

Officer Tina Pagan

DEL-25-049 A - E

Property Address:

1197 Acorn Court, Deltona, FL 32725

Parcel ID: 8130-02-20-0270

Property Owner:

Brian K. Bromagen

1197 Acorn Court

Deltona, FL 32725

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:Screen Enclosure Repair or remove the structure.Violation: B

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:Shed - Repair or remove the structure.Violation: C

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:Fence Repair or remove the structure.Violation: D

City of Deltona Ordinance, Section 38-110(b) (2), which states that accumulations of waste, yard trash, rubble and/or debris are declared to be a nuisance and must be abated in their entirety.

Corrective Action:Dispose of properly or store inside an enclosed building.Violation: E

City of Deltona Ordinance, Section 38-110 (1), which states that nuisance weeds where the greater portion of the weeds on the lot exceeds 12 inches in height, are declared to be a nuisance and must be abated in their entirety.

Corrective Action:

Mow the yard and maintain lawn so that grass and weeds do not exceed 12 inches in height.

Officer Tina Pagan

DEL-25-050

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

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 trailer on the side of the house behind the front face or the rear yard but not within the side street yard. Please move the vehicle to proper parking area or remove the property. All vehicles must have a current tag and be operable, or they must be stored in an enclosed garage.

Officer Josymar Jimenez

DEL-25-051

Property Address:

1901 E. Chapel Drive, Deltona, FL 32738

Parcel ID: 8130-65-20-0110

Property Owner:

Anthony Emil Cartagena

1901 E. Chapel Drive

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 surface (roof). Obtain required permits if required.

Officer Steve Braukoff

DEL-25-052

Property Address:

507 Oslo Drive, Deltona, FL 32725

Parcel ID: 8130-12-19-0010

Property Owner:

Thomas V Bamundo

Judy Lynn Bamundo

2970 Willow Bay Terrace

Casselberry, FL 32707

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 surface (roof). Obtain required permits if required.

Officer Tina Pagan

DEL-25-053

Property Address:

2230 Howland Boulevard, Deltona, FL 32738

Parcel ID: 8130-74-24-0430

Property Owner:

Lynzie Tripp

2230 Howland Boulevard

Deltona, FL 32738

Violation:

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 Steve Braukhoff

DEL-25-054 (A, B, & C)

Property 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 Tourkzi

DEL-25-055

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 TourkziFIRE-017-2025Property Address:

1381 Howland Boulevard, Deltona, FL 32738

Parcel ID:8130-38-00-0100

Property Owner:

Storaway Self Storage of Deltona LLC.

330 Franklin Road, Suite 135A-398

Brentwood, TN 37027

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 demolition of the interior wall, removal of the cooking range and tub, and construction of the new interior partition wall and pass all final inspections. 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 Marshal Sharon Shivers

11. OTHER AND REPEAT BUSINESS:

FIRE-23-023 MASSEY

Property Address:

55 Courtland Boulevard, Deltona, FL 32738

Parcel ID: 8130-60-00-0030

Property Owner:

Dollar Tree Stores Inc.

500 Volvo PKWY

Chesapeake, VA 23320

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. -
Adopted Florida Fire Prevention Code 7th Edition, NFPA 1, Ch. 1.7.12.8 - 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. NFPA 1 Ch.13.1.9- Whenever impairments, critical
deficiencies, or non-critical deficiencies are identified in water-based fire
protection systems maintained accordance with NFPA 25, they shall be
corrected in a time frame approved by the AHJ.

Corrective Action:

Obtain permit for the installation of wireless cellular fire alarm communicator.

This case was an expired permit for a wireless cellular fire alarm communicator
installed on the property. The representative for the property is requesting a
reduction for the amount owed for 472 days @\$25.00/day/violation =
\$11,150.00. Per reduction request the corporate office was not aware the
contractor had allowed the permit to expire and had not completed the
inspection requirements. The property owner is requesting a fine reduction of
10% of accrued fine, for a total fine balance of \$1,150.00.

FIRE-24-0054 MASSEY

Property Address:

2101 Capri Circle, Deltona, FL 32738

Parcel ID: 8130-74-42-0250

Property Owner:Grand Avenue ECDC Housing Inc.3200 W. Colonial DriveOrlando, FL 32808Violation:

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. NFPA 1 Ch.13.1.9- Whenever impairments, critical
deficiencies, or non-critical deficiencies are identified in water-based fire
protection systems maintained accordance with NFPA 25, they shall be
corrected in a time frame approved by the AHJ.

Corrective Action:

Obtain permit for the installation of the mobility chair and associated electrical.
Have all deficiencies on the fire sprinkler system repaired by a licensed fire
sprinkler contractor.

This case was for a chair lift being installed without permit. The representative
for the property is requesting a reduction for the amount owed for 38 days
@\$50.00/day = \$1,900.00. The representative states in the request for
reduction he did not clearly understand the orders given until the Massey
hearing and is now in compliance as of February 4, 2025.

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.