



City of Deltona

2345 Providence Blvd.
Deltona, FL 32725

Agenda

Special Magistrate

Wednesday, March 27, 2024

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-23-238 MASSEY](#)

[Property Address:](#)

[887 Deltona Blvd., Deltona, FL 32725](#)

[Parcel ID: 803604010050](#)

[Property Owner:](#)

[Land Trust Service Corp TR](#)

[Trust NO 887 DB TR](#)

[PO Box 547945](#)

[Orlando, FL 32854](#)

[Violation:](#)

[City of Deltona Ordinance section 38-110\(a\), which states that the City of Deltona prohibits the existence of any nuisance as defined herein for the following reasons: The property is dangerous, unhygienic, unhealthy, visually unpleasant to the reasonable person of average sensibilities, and a visual nuisance because it depreciates, or potentially can depreciate, the value of neighboring property.](#)

Corrective Action:Remove and properly dispose of the tree.Officer Todd Meade**10. NEW BUSINESS:**DEL-24-018Property Address:1809 Dublin Road, Deltona, FL 32738Parcel ID: 813045260250Property Owner:Brian PaigeRandi Michelle Aman1809 Dublin RoadDeltona, FL 32738Violation:

Violation: City of Deltona Ordinance, Section 14-166 (b) A dog is deemed dangerous if according to code enforcement/sheriff records and the definition under section 14-1—Dangerous dogs, it has; aggressively bitten, attacked or endangered, or has inflicted severe injury (any physical injury that results in broken bones, multiple bites, or disfiguring lacerations requiring sutures or reconstructive surgery on any human being, or domestic animal lawfully on public or private property; If a dog is the subject of a dangerous dog investigation, the officer shall if possible, interview the owner and require a sworn affidavit from any person, including any animal control officer or enforcement officer, desiring to have a dog classified as dangerous. Any animal that is the subject of a dangerous dog investigation, that is not impounded with an animal shelter, shall be humanely and safely confined by the owner in a securely fenced or enclosed area pending the outcome of the investigation and resolution of any hearings related to the dangerous dog classification. The address of where the animal resides will be provided to the sheriff. No dog that is the subject of a dangerous dog investigation may be relocated or ownership transferred pending the outcome of an investigation or any hearings. In the event that a dog is to be destroyed, the dog shall not be relocated, or ownership transferred.

Dangerous dog means any dog that according to the records of the appropriate authority:

(1)Has aggressively bitten, attacked, or endangered or has inflicted severe injury on a human being on public or private property;

(2)Has killed a domestic animal or, more than once, severely injured a domestic animal while off the owner's property;

(3)Has been used primarily or in part for the purpose of dog fighting or is a dog trained for dog fighting; or

(4)Has, when unprovoked, chased or approached a person upon the streets, sidewalks, or any public grounds in a menacing fashion or apparent attitude of attack provided that such actions are attested to in a sworn statement by one or more persons and dutifully investigated by the appropriate authority.

Corrective Action:

Must comply with City Ordinances pertaining to dangerous dog(s).

Officer Nelson Nieves

DEL-24-020

Property Address:

3175 Noah Street, Deltona, FL 32738

Parcel ID: 813038280010

Property Owner:

Don E Lewis

3175 Noah St.

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 all accessory structures, including detached garages, fences and walls, shall be maintained and kept in good repair and sound structural condition.

Corrective Action:

Repair or remove the structure. (Fence)

Officer Bashir Tourkzi

DEL-24-026

Property Address:

417 Fort Smith Blvd., DELTONA, FL 32738

Parcel ID: 813059170080

Property Owner:

Paulin Edwige and Josue Benson

417 Fort Smith Blvd.

Deltona, FL 32738

Violation:

City of Deltona Ordinance Section 18-3, adopting the latest edition of the Florida Building Code, R311.3.2 Floor elevation for other exterior doors. Doors other than the required egress door shall be provided with landings or floors not more than 7 ¾ inches (196mm) below the top of the threshold.

Corrective Action:

Provide stairs/steps to any additional egress doors. You must obtain a permit. 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-24-031

Property Address:

3775 Cambay Street, Deltona, FL 32738

Parcel ID: 813062390030

Property Owner:

Antonio Valdez JR

3775 Cambay Street

Deltona, FL 32738-9080

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 Modification/Addition) 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-24-033

Property Address:

2941 Gimlet Drive, Deltona, FL 32738

Parcel ID: 813032910050

Property Owner:

FKH SFR C1 LP

% First Key Homes LLC

1850 Parkway Place Suite #900

Marietta, GA 30067

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 Steve Braukhoff

DEL-24-034

Property Address:

313 Providence Blvd, Deltona, FL 32725

Parcel ID: 813012120040

Property Owner:

Haywood Eutsey JR - Estate

313 Providence Blvd

Deltona, FL 32725

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 Todd Meade

DEL-24-035

Property Address:

2114 Van Orman Drive, Deltona, FL 32725

Parcel ID: 813031110260

Property Owner:

Hoyt H Yeatman - Estate

2114 Van Orman Drive

Deltona, FL 32725-3943

Violation:

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.

Officer Todd Meade

DEL-24-036

Property Address:

1250 Courtland Blvd., Deltona, FL 32738

Parcel ID: 813038320230

Property Owner:

Alvaro A. Alvarez

Lelys C Gonzalez

1250 Courtland Blvd.

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 roof structure built on back of home. 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 Todd Meade

DEL-24-037

Property Address:

815 Deltona Blvd., Deltona, FL 32725

Parcel ID: 813022380020

Property Owner:

Circle K Stores Inc.

CO: Real Estate Department

PO Box 52085 DC-17

Phoenix, AZ 85072-2085

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(renew expired Permit). 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 Todd Meade

DEL-24-038 Withdrawn in Compliance (March 20, 2024)

Property Address:

720 N. Apache Circle, Deltona, FL 32725

Parcel ID: 813003000060

Property Owner:

Landmark Lodge NO. 383

720 N. Apache Circle

Deltona, FL 32725

Violation:

City of Deltona Ordinance, Section 18-5, Reference to 304.9, adopting the latest edition of the International Property Maintenance Code, which states all overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition. When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Corrective Action:

Repair or replace the damaged sign.

Officer Todd Meade

DEL-24-039

Property Address:

1812 N. Akron Drive, Deltona, FL 32738

Parcel ID: 813016130090

Property Owner:

John Michael Granfield JR - Estate

1812 N. Akron Drive

Deltona, FL 32738-4862

Violation:

Violation: 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 Nick Lopez

DEL-24-041

Property Address:

1748 Haverhill Drive, Deltona, FL 32725

Parcel ID: 813072180060

Property Owner:

SRAM Pack I-A LLC

5001 Plaza On The Lake Suite 200

Austin, TX 78746

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 Nick Lopez

DEL-24-042

Property Address:

2671 Delaware Road, Deltona, FL 32738

Parcel ID: 813074570110

Property Owner:

Richard C Johnson

Mary K Leslie
5651 S. Atlantic Avenue
New Smyrna Beach, FL 32169-4605

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-24-043

Property Address:
2671 Delaware Road, Deltona, FL 32738
Parcel ID: 813074570110
Property Owner:
Richard C Johnson
Mary K Leslie
5651 S. Atlantic Avenue
New Smyrna Beach, FL 32169-4605

Violation:

City of Deltona Ordinance, Section 66-18(h), "Restrictions on trucks and other vehicles" which states a maximum of two (2) vehicles may be parked in side or rear yards..

Corrective Action:

Reduce the number of vehicles in the side or rear yard to a maximum of two (2) vehicles.

Officer Steve Braukhoff

DEL-24-044 (A to Q)

Property Address:
2911 Alarka Lane, Deltona, FL 32738

Parcel ID: 813074420130

Property Owner:

Enrico Ridge LLC

PO Box 3587

Orlando, FL 32802

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 permits.

*Case #BLD23-1357 Permit#BLDC20-0099 -Building Commercial-Retaining Wall (expired 12/27/22)

*Case #BLD23-1358 Permit#BLDC21-0034- Building Commercial-New Construction (expired 12/12/22)

*Case #BLD23-1471 Permit#BLDC21-0035- Building Commercial-New Construction (expired 01/17/23)

*Case #BLD23-1472 Permit#BLDC21-0036- Building Commercial-New Construction (expired 11/08/22)

*Case #BLD23-1473 Permit#BLDC21-0037- Building Commercial-New Construction (expired 11/08/22)

*Case #BLD23-1474 Permit#BLDC21-0038- Building Commercial-New Construction (expired 11/28/22)

*Case #BLD23-1475 Permit#ENG20-0092 – Engineering – Site Engineering (expired 12/20/22)

*Case #BLD23-1476 Permit#FIRE21-0047 - Fire - Fire Sprinkler (expired 03/07/23)

*Case #BLD23-1477 Permit#FIRE21-0048 - Fire - Fire Sprinkler (expired 03/02/23)

*Case #BLD23-1478 Permit#FIRE21-0049 - Fire - Fire Sprinkler (expired 11/15/23)

*Case #BLD23-1479 Permit#FIRE21-0050 - Fire - Fire Sprinkler (expired 01/31/23)

*Case #BLD23-1480 Permit#FIRE21-0051 - Fire - Fire Sprinkler (expired 02/02/23)

*Case #BLD23-1481 Permit#FIRE21-0054 - Fire - Fire Alarm
(expired 09/12/22)

*Case #BLD23-1482 Permit#FIRE21-0055 - Fire - Fire Alarm
(expired 09/12/22)

*Case #BLD23-1483 Permit#FIRE21-0056 - Fire - Fire Alarm
(expired 09/12/22)

*Case #BLD23-1484 Permit#FIRE21-0057 - Fire - Fire Alarm
(expired 09/12/22)

*Case #BLD23-1485 Permit#FIRE21-0058 - Fire - Fire Alarm
(expired 09/12/22)

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-24-045 (A & B)

Property Address:

635 Malaga Avenue, Deltona, FL 32725

Parcel ID: 813011200080

Property Owner:

Todd D Healy Estate

635 Malaga Avenue

Deltona, FL 32725-8472

Violation: (A)

City of Deltona Ordinance, Section 18-5 adopting the latest edition of the International Property Maintenance Code, Section 303.2, which states that all private swimming pools, hot tubs and spas, containing water more than 24 inches in depth shall be completely surrounded by a fence or barrier at least 48 inches in height above the finished ground level measured on the side of the barriers away from the pool.

Corrective Action:

Provide barrier, fence, screen enclosure or remove ladder to above ground pool.

Violation: (B)

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.

Officer Nelson Nieves

FIRE-24-0019

Property Address:

3151 Howland Blvd., Bldg. 100, Deltona, FL 32725

Parcel ID: 810806001000

Property Owner:

AB & J LLC

1180 W. Granada Blvd.

Ormond Beach, FL 32174

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 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 performed in the AHJ's presence prior to final system certification.

Corrective Action:

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

Captain / Assistant Fire Marshall Samuel Schaller

FIRE-24-0020

Property Address:

3151 Howland Blvd., BLDG 200, Deltona, FL 32725

Parcel ID: 810806002000

Property Owner:

Santuario Las Escrituras Inc.

1233 Bramley Lane

DeLand, FL 32720

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 tests of the
systems be performed 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.

Captain / Assistant Fire Marshall Samuel Schaller

FIRE-24-0021Property Address:

121 Howland Blvd., Suite 104, Deltona, FL 32738

Parcel ID: 920604000030

Property Owner:

Scarpello Development LLC

1622 Key Bay Trail

Kissimmee, FL 34747

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 carbon dioxide system.

Captain / Assistant Fire Marshall Samuel Schaller

FIRE-24-0023Property Address:

1680 Doyle Road, Deltona, FL 32725

Parcel ID: 813023000040

Property Owner:

FORCAM LLC

1680 Doyle Road

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. 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 carbon dioxide system.

Captain / Assistant Fire Marshall Samuel Schaller

FIRE-24-0024

Property Address:

1801 Giles Street, Deltona, FL 32725

Parcel ID: 813015150080

Property Owner:

Ray W Armstrong INC.

1428 Summit Hill Drive

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 a building permit for the addition of a wall and door inside of the
receptionist area. Obtain a permit for the receptionist counter. Obtain a permit
for the exterior door.

Captain / Assistant Fire Marshall Samuel Schaller

FIRE-24-0025

Property Address:

1800 Elkcarn Blvd., Suite D, Deltona, FL 32725

Parcel ID: 813015150170

Property Owner:

Medina Marilyn

1042 Elgrove Drive

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, Ch. 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.

Corrective Action:

Obtain a building permit for the installation of the wall opening and construction of the small room/what appears to be storage closet inside of the shop. Obtain an electrical permit for the altered electrical work. Remove the extension cords that are extending through the walls and ceiling.

Captain / Assistant Fire Marshall Samuel Schaller

FIRE-24-0026 Withdrawn in Compliance (March 18, 2024)

Property Address:

1569 Saxon Blvd., Deltona, FL 32725

Parcel ID: 812008000010

Property Owner:

Swope Properties LLC

PO Box 8050 MS 0555

Bentonville, AR 72716-0555

Violation:

City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186. – Adopted.

Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 13.3.3.2 - A sprinkler

system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25. Ch. 13.5.4.2 - A private fire service main installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

Corrective Action:

Repair all deficiencies notated on the 10.27.2023 fire sprinkler inspection report. Conduct annual inspection, testing, and maintenance of fire hydrants by a licensed fire sprinkler contractor. Perform 5-year flow test on underground fire piping or provide documentation test has been conducted in previous 5 years.

Captain / Assistant Fire Marshall Samuel Schaller

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.