



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### Special Magistrate

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**Wednesday, February 28, 2024**

**5:30 PM**

**Deltona Commission Chambers**

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#### **1. CALL TO ORDER:**

The meeting was called to order at 5:37 pm.

#### **2. ROLL CALL:**

Special Magistrate Kristin Eick  
Code Compliance Manager Danny Ron  
Code Compliance Supervisor Mark Gibson  
Hearing Clerk Renée Cairney  
Code Compliance Analyst Jessica Cotterman  
Officer Janice Polascik  
Officer Josymar Jimenez  
Officer Nelson Nieves  
Officer Tyler Russo  
Officer Steve Braukhoff  
Officer Kristen Coulter  
Officer Nick Lopez  
Officer Todd Mead  
Fire Marshall Sharon Shivers  
Captain / Assistant Fire Marshall Samuel Schaller

#### **3. PLEDGE TO THE FLAG:**

#### **4. SPECIAL MAGISTRATE STATEMENT:**

Presented by Kristin Eick  
Ms. Eick has taken a Judicial Notice of all City of Deltona Ordinances, State Statutes,  
Florida Building and Fire Codes and the International Property Maintenance Code.

#### **5. DISCLOSURE OF EX PARTE COMMUNICATIONS:**

#### **6. APPROVAL OF AGENDA & MINUTES:**

The Agenda of the Special Magistrate Hearing for January 24, 2024 were approved by the  
Special Magistrate Kristin Eick.

#### **7. ANNOUNCEMENTS:**

DEL-23-265 MASSEY CONTINUED

DEL-23-268 MASSEY (A & B) WITHDRAWN IN COMPLIANCE  
DEL-24-015 WITHDRAWN IN COMPLIANCE  
DEL-24-016 WITHDRAWN IN COMPLIANCE  
DEL-24-018 WITHDRAWN AND CONTINUED  
DEL-24-020 WITHDRAWN IN COMPLIANCE  
DEL-24-021 WITHDRAWN IN COMPLIANCE  
DEL-24-024 WITHDRAWN IN COMPLIANCE  
DEL-24-026 WITHDRAWN IN COMPLIANCE  
DEL-24-027 WITHDRAWN IN COMPLIANCE  
DEL-24-029 WITHDRAWN IN COMPLIANCE  
DEL-24-030 WITHDRAWN IN COMPLIANCE  
DEL-24-031 CONTINUED  
DEL-24-033 CONTINUED  
FIRE-24-015 CONTINUED  
FIRE-23-024 WITHDRAWN IN COMPLIANCE

**8. SWEARING IN OF OFFICERS AND WITNESSES:**

**9. OLD BUSINESS:**

**A. DEL-23-265 MASSEY**

**Property Address:**

**801 CHIPPENDALE STREET, DELTONA, FL 32725**

**Parcel ID: 813024020040**

**Property Owner:**

**CORTEX JERITZA & GARCIA MISAEL ISAI MOTA**

**801 CHIPPENDALE STREET**

**DELTONA, FL 32725**

**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 shed.**

**Officer Larry Sparling**

The case was continued by the City.

**B. DEL-23-268 MASSEY (A & B) WITHDRAWN IN COMPLIANCE**

**Property Address:**

**345 DRAKE COURT, DELTONA, FL 32725**

**Parcel ID: 813010240450**

**Property Owner:**

**1948 SAXON BOULEVARD**

**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 (Concrete Work/ Pads).**

**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 (Addition/room).**

**Officer Bashir Tourkzi**

The case was brought into compliance and withdrawn by the City.

**C. DEL-23-270 MASSEY (A & B)**

**Property Address:**

**1668 W. WAYCROSS CIRCLE, DELTONA, FL 32725**

**Parcel ID: 813055290110**

**Property Owner:**

**JESSE GONZALEZ**

**1301 NADINE DRIVE**

**DELTONA, FL 32725**

**Violation: A**

**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.**

**Violation: B**

**City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 305.3, which states interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.**

**Corrective action:**

**Repair and or replace interior surfaces (Ceiling).**

**Officer Josymar Jimenez**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$3000, representing 30 days at \$100 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property owner was not present to testify.

**D. DEL-23-272 MASSEY (B & D)****Property Address:****1369 WOODBINE AVENUE, DELTONA, FL 32725****Parcel ID: 813007750060****Property Owner:****FREDDY DYER****1369 WOODBINE AVENUE****DELTONA, FL 32725****Violation: B**

**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).****Violation: D**

**City of Deltona Ordinance, Section 18-5, which adopting the latest edition of the International Property Maintenance Code, Section 305.3, which states interior surfaces, including windows and doors, shall be maintained in good, clean and sanitary condition. Peeling, chipping, flaking or abraded paint shall be repaired, removed or covered. Cracked or loose plaster, decayed wood and other defective surface conditions shall be corrected.**

**Corrective action:****Repair and or replace interior surfaces.****Officer Nelson Nieves**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1600, representing 31 days at \$50 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property owner was present and did testify.

**E. DEL-24-002 MASSEY (A & B)**

**Property Address:****1627 SAXON BOULEVARD, DELTONA, FL 32725****Parcel ID: 813009130240****Property Owner:****LUCILLE MARCEAU EST.****1627 SAXON BOULEVARD****DELTONA, FL 32725-5583****Violation: A**

**Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.2, which states that all exterior surfaces, including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, and shall be kept in sound working condition and maintained in good repair. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.**

**Corrective action:****Repair or replace damaged exterior surface(s) soffit and roof area.****Violation: B**

**Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 504.1, which states that all plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed.**

**Corrective action:**

**REPAIR OR REPLACE DAMAGED PLUMBING, septic tank repair replace with proper Permits applied.**

**Officer Todd Meade**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$875, representing 5 days at \$175 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Property owner was not present to testify.

**F. FIRE23-023 MASSEY****Property Address:****55 COURTLAND BOULEVARD, DELTONA, FL 32738****Parcel ID: 813060000030****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, see attached Fire Inspection Report for detailed information.****Corrective action:****Obtain building permit for the installation of wireless cellular fire alarm communicator.****Captain / Assistant Fire Marshall Samuel Schaller**

Special Magistrate found the Respondent did not correct the violation within the time specified in the prior Order. A fine in the amount of \$1150, representing 46 days at \$25 per day (consistent with prior Order). The fine will continue to accrue for each and every day thereafter that there continues to be non-compliance with the City Code. Legal representation for Dollar Tree Stores Inc., Austin Palombizio was present via Teams and did testify.

**10. NEW BUSINESS:****A. DEL-24-014****Property Address:****1812 N. AKRON DRIVE, DELTONA, FL 32738****Parcel ID: 813016130090****Property Owner:****JOHN MICHAEL JR. EST.****1812 N. AKRON DRIVE****DELTONA, FL 32738-4862****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 Nick Lopez**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 29, 2024 after this Order is entered in writing; that in the event the Respondent does not comply with the Order, a fine in the amount of \$50 will be imposed for each and every day the violation continues past the aforementioned date, that Respondent is further ordered to contact the Code Compliance Officer to verify compliance with this order. Property owner was not present to testify.

**B. DEL-24-015 WITHDRAWN IN COMPLIANCE**

**Property Address:**

**849 DELTONA BOULEVARD, DELTONA, FL 32725**

**Parcel ID: 803604010130**

**Property Owner:**

**ASLAN CAPITAL LLC**

**537 DELTONA BOULEVARD**

**DELTONA, FL 32725**

**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:**

**Paint and/or stripe the parking spaces in the parking lot.**

**Officer Todd Meade**

The case was brought into compliance and withdrawn by the City.

**C. DEL-24-016 WITHDRAWN IN COMPLIANCE**



**Property Address:****1584 BAVON DRIVE, DELTONA, FL 32725****Parcel ID: 813065080090****Property Owner:****CACERES SANTIAGO****1584 BAVON DRIVE****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 Fence. Replaced more than two panels.**

**Officer Todd Meade**

The case was brought into compliance and withdrawn by the City.

**D. DEL-24-017 (A & B)****Property Address:****2435 ACADEMY AVENUE, DELTONA, FL 32738****Parcel ID: 813032150060****Property Owner:****KAREN BLEKICKI****2435 ACADEMY AVENUE****DELTONA, FL 32738****Violation: A**

**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.**

**Violation: B**

**Section 66-19(3), which states that boats/trailers/recreational vehicles shall not be parked or stored either within a public right-of-way, or within that portion of the lot lying across the full width of the lot between the front lot line and front most part of the principal structure.**

**Corrective Action:**

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

**Officer Janice Polascik**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 29, 2024 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 (\$50 combined) 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.

**E. DEL-24-018 (DANGEROUS DOG)**

**Property Address:**

**1809 DUBLIN ROAD, DELTONA, FL 32738**

**Parcel ID: 813045260250**

**Property Owner:**

**BRIAN PAGE AND RANDI MICHELLE AMAN**

**1809 DUBLIN ROAD**

**DELTONA, FL 32738**

**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**

The case was continued by the City.

**F. DEL-24-019**

**Property Address:**

**2500 LEONARD DRIVE, DELTONA, FL 32725**

**Parcel ID: 81900000120**

**Property Owner:**

**ALICEA EMANUEL & KRASNIQI VEZIRE**

**1821 S. HOUSTON DRIVE**

**DELTONA, FL 32738**

**Violation:**

**City of Deltona Ordinance, Section 110-831 Which states, A temporary portable storage unit is allowed on property solely for the loading, unloading and temporary storage of goods. The maximum time for the temporary portable storage unit to remain on the property shall be 30 consecutive days with a maximum of two occurrences per year per lot, not to run consecutively, may be placed on any paved driveway area, but must be a minimum of five feet from the edge of any right-of-way and six feet from any side lot line**

**Corrective Action:**

**Please remove portable storage unit (Conex Box) from the property**

**Officer Kristen Coulter**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM June 28, 2024 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. Emanuel Alicea property owner was present and did testify.

Seperate exhibits added to Case file as noted.

Exhibit: B three (3) Aerial photos - 2018, 2019 and 2020.  
One (1) Recent photo of the property.

**G. DEL-24-020 WITHDRAWN IN COMPLIANCE**

**Property Address:**

**1670 PROVIDENCE BOULEVARD, DELTONA, FL 32725**

**Parcel ID: 813014070570**

**Property Owner:**

**PROVIDENCE BLVD. LLC**

**3668 HOLLYWOOD PLACE**

**OVIEDO, FL 32766**

**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 (shed).**

**Office Todd Meade**

The case was brought into compliance and withdrawn by the City.

**H. DEL-24-022**

**Property Address:**

**2888 BEAL STREET, DELTONA, FL 32738**

**Parcel ID: 813032260180**

**Property Owner:**

**EMMANUEL G. ALAMO & LATISHA ALAMO**

**2888 BEAL STREET**

**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.**

**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 April 29, 2024 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 owners were present and did testify.

**I. DEL-24-023**

**Property Address:**

**2857 COURTLAND BOULEVARD, DELTONA, FL 32725**

**Parcel ID: 813023080010**

**Property Owner:**

**SWAY 2014 1 BORROWER LLC**

**8665 E HARTFORD DRIVE #200**

**SCOTTSDALE, AZ 85255**

**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/ obtain permit if needed.**

**Officer Tyler Russo**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 29, 2024 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.

**J. DEL-24-025**

**Property Address:**

**1497 JUPITER AVENUE, DELTONA, FL 32738**

**Parcel ID: 813043610080**

**Property Owner:**

**BARBARA MILLER & JOHNNY MILLER**

**1497 JUPITER AVENUE**

**DELTONA, FL 32738**

**Violation:**

**City of Deltona Ordinance, Section 18-5, adopting the latest edition of the International Property Maintenance Code, Section 304.1, which states the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.**

**Corrective Action:**

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

**Officer Tyler Russo**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 29, 2024 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.

**K. DEL-24-027 WITHDRAWN IN COMPLIANCE**

**Property Address:**

**902 MILLENBECK AVENUE, DELTONA, FL 32725**

**Parcel ID: 813066050090**

**Property Owner:**

**EDWIN R. PADRO & MARIAM C. PADRO**

**1017 MARBLE TERRACE**

**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.**

**Officer Nelson Nieves**

The case was brought into compliance and withdrawn by the City.

**L. DEL-24-028**

**Property Address:**

**1339 BAILEY AVENUE, DELTONA, FL 32725**

**Parcel ID: 813007470030**

**Property Owner:**

**KEITH A. KEENEY**

**1339 BAILEY AVENUE**

**DELTONA, FL 32725**

**Violation:**

**City of Deltona, Section 66-19(3), which states that boats/trailers/recreational vehicles shall not be parked or stored either within a public right-of-way, or within that portion of the lot lying across the full width of the lot between the front lot line and front most part of the principal structure.**

**Corrective Action:**

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

**Officer Nelson Nieves**



Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM April 13, 2024 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 present and did testify.

**M. DEL-24-029 WITHDRAWN IN COMPLIANCE**

**Property Address:**

**823 HUMPHREY BOULEVARD, DELTONA, FL 32738**

**Parcel ID: 813041570150**

**Property Owner:**

**TARA GONZALEZ-FORTE & GORDON FORTE**

**823 HUMPHREY BOULEVARD**

**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 (Accessory Structure in the driveway).**

**Officer Bashir Tourkzi**

The case was brought into compliance and withdrawn by the City.

**N. DEL-24-030**

**Property Address:**

**988 ELKCAM BOULEVARD, DELTONA, FL 32725**

**Parcel ID: 813008080010**

**Property Owner:**

**TRINITY ASSEMBLY OF GOD OF DELTONA INC.**

**875 ELKCAM BOULEVARD**

**DELTONA, FL 32725**

**Violation:**

**City of Deltona Ordinance, 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 (Expired permits for Electrical and Plumbing on file).**

**Officer Bashir Tourkzi**

The case was brought into compliance and withdrawn by the City.

**O. DEL-24-031 CONTINUED****Property Address:**

**3775 CAMBAY STREET, DELTONA, FL 32738**

**Parcel ID: 813023080010**

**Property Owner:**

**ANTONIO VALDEZ JR.**

**3775 CAMBAY STREET**

**DELTONA, FL 32738-9080**

**Violation:**

**City of Deltona, 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).****Officer Bashir Tourkzi**

The case was continued by the City.

**P. DEL-24-032****Property Address:****2468 SABLE AVENUE, DELTONA, FL 32738****Parcel ID: 813023080010****Property Owner:****JOYCE RUSSELL****2468 SABLE AVENUE****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 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 April 29, 2024 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. Granddaughter of the property owner was present and did testify.

**Q. DEL-24-033 CONTINUED****Property Address:****2941 GIMLET DRIVE, DELTONA, FL 32738****Par ID: 813032910050****Property Owner:****FKH SFR C1 LP**

**% FIRST KEY HOMES LLC**  
**1850 PARKWAY PL 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 paint with a proper treatment.**

**Officer Steve Braukhoff**

The case was continued by the City.

**R. FIRE-24-0013**

**Property Address:**

**783 FORT SMITH BOULEVARD, DELTONA, FL 32738**

**Parcel ID: 813019030040**

**Property Owner:**

**AMIN MUKESH B TR & AMIN GITAM TR**

**671 E. LEHIGH DRIVE**

**DELTONA, FL 32738**

**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, NFPA 101 Ch. 7.2.2.4.1.1, see attached Fire Inspection Report**  
**for detailed information.**

**Corrective Action:**

**Obtain permit for the removal of the ramp and the newly installed stairs.**  
**Provide handrails, in compliance with NFPA 101 Ch. 7.2.2.4 on both**  
**sides of stairs.**

**Captain / Assistant Fire Marshall Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the

Respondent correct the violation no later than 4PM March 29, 2024 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. Joe White representation for the property owner and General Contractor, was present and did testify.

**S. FIRE-24-0014**

**Property Address:**

**2901 HOWLAND BOULEVARD, DELTONA, FL 32738**

**Parcel ID: 813039130080**

**Property Owner:**

**COLE FD PORTFOLIO III LLC**

**% FAMILY DOLLAR 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 8th Edition, NFPA 1, Ch. 13.1.1.**

**Corrective Action:**

**Obtain a permit for the installation of the fire alarm cellular communicator device.**

**Captain / Assistant Fire Marshall Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 29, 2024 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.

**T. FIRE-24-0015**

**Property Address:**

**1788 ELKCAM BOULEVARD, DELTONA, FL 32725**

**Parcel ID: 813015150150**

**Property Owner:**

**DELTONA CAR WASH INC**

**PO BOX 5646**

**DELTONA, FL 32728**

**Violation:**

**City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186.**  
**– Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, Ch.**  
**1.7.12.8, Ch. 1.7.12.10, Ch. 11.1.5.5., see attached Fire Inspection Report**  
**for detailed information.**

**Corrective Action:**

**Cease & desist utilization of space as business occupancy OR obtain a**  
**permit for change of occupancy classification and pass all final**  
**inspections. Obtain a permit for the installation of the wall-mounted**  
**air-conditioning unit. Remove the extension cord extending through the**  
**wall.**

**Captain / Assistant Fire Marshall Samuel Schaller**

The case was continued by the City.

**U. FIRE-24-0016**

**Property Address:**

**1120 ELKCAM BOULEVARD, DELTONA, FL 32738**

**Parcel ID: 8130260100010**

**Property Owner:**

**CAHOON DELTONA LLC**

**1120 ELKCAM BOULEVARD**

**DELTONA, FL 32728**

**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, Ch. 11.1.2.1. Ch.4.5.8.3, Ch. 14.4.2.1, NFPA 101 Ch. 7.9.2.1., see**  
**attached Fire Inspection Report for detailed information.**

**Corrective Action:**

**Obtain a permit for the construction of the wall inside of the pro shop,**  
**and all associated electrical work. Obtain a permit for the newly**  
**installed electrical conduit in the kitchen, and bring the electrical**  
**conduit into compliance with NEC 70, National Electric Code, remove all**  
**remaining fire sprinkler heads from the golf cart barn, remove all items**  
**obstructing the means of egress in the golf cart barn, and repair the**  
**non-functioning exit-emergency light combination fixture inside of the**

**golf cart barn.****Captain / Assistant Fire Marshall Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation (NFPA 1, 11.1.2.1.) no later than 4PM March 6, 2024 and the Respondent correct the violation (NFPA 1, 1.7.12.10., NFPA 1, 4.5.8.3., NFPA 1, 14.4.2.1., and NFPA 101, 7.9.2.1.) no later than 4PM March 14, 2024, 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 (\$125 combined) 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 owners were not present to testify.

**V. FIRE-24-0017****Property Address:****2820 DOYLE ROAD, DELTONA, FL 32738****Parcel ID: 911104000010****Property Owner:****JDH PROPERTIES LLC****2845 ENTERPRISE ROAD SUITE #107A****DEBARY, FL 32717****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, Ch. 1.15.1, Ch. 13.3.3.2, Ch. 13.1.8, Ch. 10.18.1., see attached Fire Inspection Report for detailed information.****Corrective Action:**

**Obtain a permit for the newly installed emergency lighting. Provide a technical analysis, prepared by a registered design professional, stating an analysis of the hazards present within the occupancy, and whether or not changes to the amount of storage within, or to the building's fire protection systems are required, including an evaluation of the fire sprinkler system's capability for the storage throughout the occupancy, in accordance with NFPA 25 Ch. 4.1.6 – 4.1.6.2. Remove all stored furniture within 18 inches of the sprinkler head deflector, and replace decorations, and other obstructions covering fire alarm notification devices. Provide an orderly manner of storage for all combustible materials.**

**Captain / Assistant Fire Marshall Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation (NFPA 1-1.7.12.10, 13.3.3.2, 13.1.8, 10.19.1.) no later than 4PM March 6, 2024 and the Respondent correct the violation (NFPA -1 1.15.1.) no later than 4PM March 29, 2024, 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 (\$125 combined) 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 owners were present and did testify.

**W. FIRE-24-0018****Property Address:****2320 N. NORMANDY BOULEVARD, DELTONA, FL 32725****Parcel ID: 811805000020****Property Owner:****2320 N. NORMANDY SP LLC****201 WILSHIRE BOULEVARD STE. #102****SANTA MONICA, CA 90401****Violation:**

**City of Deltona Ordinance, Chapter 42, Article IV, Fire Codes, Ch. 42-186.**  
**– Adopted Florida Fire Prevention Code 8th Edition, NFPA 1, Ch. 18.2.2.,**  
**Ch. 1.7.12.10, Ch. 10.11.1.6., see attached Fire Inspection Report for**  
**detailed information.**

**Corrective Action:**

**Obtain a permit for the installation of the newly installed access control**  
**devices. Provide a Knox Key switch, that is accessible, for fire**  
**department usage for emergency access into the gated area, and**  
**“Yelp” emergency access gate function. Provide the approved address**  
**numbers on each building, per the approved site plan, and remove the**  
**non-approved numbers.**

**Captain / Assistant Fire Marshall Samuel Schaller**

Special Magistrate found the Respondent in violation of the City Code as charged, that the Respondent correct the violation no later than 4PM March 29, 2024 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 (\$25 for each violation) 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. Michael Charles, District Manager represented the property owner present and did testify.



**11. OTHER AND REPEAT BUSINESS:**

**12. ADJOURNMENT:**

The meeting was adjourned at 8:52 pm.