

City of DeLand



Code Enforcement Special Magistrate

J. Boudet Special Magistrate

June 25, 2026

5:00 P.M.

Hearing Agenda

DeLand City Hall
City Commission Chambers
120 S. Florida Avenue DeLand, Florida

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. FORMAT FOR PROCEEDINGS
- D. APPROVAL OF MINUTES
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

May 28, 2026

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE26-1153 (Tab 3)
Location: 301 E Hubbard Ave
Respondent: Patricia I Mims
Description: The property contains one or more vehicles parked on the grass.
Violation: Chapter 33, Section 33-17.04, R-1B, Parking on grass and sidewalks is prohibited.
Parcel ID: 701631030010 **Zoning:** R-1B
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE26-1139 (Tab 4)
Location: 409 E Beresford Ave
Respondent: Toni L Porter
Description: The property contains one or more vehicles parked on the grass.
Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.04, R-1B, Parking on grass and sidewalks is prohibited.
Parcel ID: 701640000440 **Zoning:** R-1B
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE26-0029 (Tab 5)
Location: 550 E Division St
Respondent: Julian Gomez
Description: There is an unpermitted accessory structure on the property.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required, and Chapter 33, Section 33-28.01, General standards and requirements. (a) Permit required, and (b) Where allowed.

Parcel ID: 701632040110 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0030

(Tab 6)

Location: 550 E Division St

Respondent: Julian Gomez

Description: The property contains one or more trailers in excess of 12 feet, which is consistent of commercial vehicles pursuant to the City's code.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-91.021, Parking restrictions for commercial vehicles.

Parcel ID: 701632040110 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1631

(Tab 7)

Location: 550 E Division St

Respondent: Julian Gomez

Description: The property contains livestock which is not permitted on this property pursuant to the Land Development Regulations. The property is less than 2 acers in area, does not contain a Class C Buffer and is zoned R-1.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-27.05, Low intensity agriculture. (a) Generally.

Parcel ID: 701632040110 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1126

(Tab 8)

Location: 604 Larry Dr

Respondent: Armando Hernandez-Bautista

Description: The property contains one or more vehicles parked on the grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.04, R-1B, Parking on grass and sidewalks is prohibited.

Parcel ID: 701631020140 **Zoning:** R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0481

(Tab 9)

Location: 1025 N Stone St

Respondent: Stone St Trust

Description: American Health Associates, Inc. is being operated at this address without a business tax receipt.

Violation: City of DeLand Code of Ordinances; Chapter 17, Section 17-1001, Required.

Parcel ID: 700500000071

Zoning: P-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-1116

(Tab 10)

Location: 326 W Minnesota Ave

Respondent: Robert E Feasel and Anna Kay Feasel

Description: The structure is severely deteriorated with a missing exterior wall, a collapsed floor, and extensive wood rot throughout the property rendering it unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.1, Unsafe structures, Section 108.1.3, Structure unfit for human occupancy, Chapter 3, Section 301.2, Responsibility, Section 304.1.1, Unsafe conditions, and Section 304.6, Exterior walls.

Parcel ID: 700832000190

Zoning: R-1A

Status: Non-compliance

Amended Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE26-0827

(Tab 11)

Location: 126 S Garfield Ave

Respondent: Sam A Barron Sr Trust and Linda Barron Trust

Description: The property contains accumulations of waste, yard trash, or rubble and debris.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared, (a) and (b).

Parcel ID: 701606000060

Zoning: R-12

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE26-0828

(Tab 12)

Location: 126 S Garfield Ave

Respondent: Sam A Barron Sr Trust and Linda Barron Trust

Description: The roof is not in good repair or structurally sound and showing components that have signs of deterioration due to fire damage.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General. Section 304.1.1, Unsafe conditions, (5) and (8).

Parcel ID: 701606000060

Zoning: R-12

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE26-1158

(Tab 13)

Location: 614 E Highland Ave

Respondent: Devin Johnson

Description: The property contains junked or abandoned, partly dismantled or discarded personal property and vehicles in a residential area on the grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-91.03, Number and Type of Parking Spaces Required, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property.

Parcel ID: 701620030050

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien and Compliance (\$500.00 Fine Due)

Case # CE26-1010

(Tab 14)

Location: 320 E Plymouth Ave

Respondent: Sylvia S Johnson

Description: The grass or weeds are in excess of 12 inches tall on the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, (c).

Parcel ID: 700943000010

Zoning: R-1B

Status: Non-compliance

Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE25-1517

(Tab 15)

Location: 338 S Parsons Ave

Respondent: Naomi Tinsley LE

Description: The residence on the property has an exterior wall that is falling and the roof has collapsed.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, 304.1, 304.1.1, 304.4, 304.5, 304.6, 304.7, and 304.13.

Parcel ID: 701710150090 **Zoning:** R-1

Status: Non-compliance

Order Continuing Hearing

Case # CE25-1376

(Tab 16)

Location: 420 S Parsons Ave

Respondent: Robert J Wilkins and Kimberly Wilkins

Description: The property contains accumulations of waste, junk, rubble, and debris, along with temporary structure(s).

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01 and Chapter 33, Section 33-28.

Parcel ID: 701743000140 **Zoning:** R-1

Status: Non-compliance

Order Continuing Hearing

Case # CE25-1253

(Tab 17)

Location: 21 University Cir

Respondent: John Pepper

Description: The property contains an unsafe structure due to damage from a house fire that caused structural, electrical and mechanical damage. Along with damage to the rafters, trusses and skylights.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, 102.10, International Property Maintenance Code, 2015 edition, with local amendments as set forth in subsection (b) below, is hereby adopted, and all references in this

Section 102.10 to the "code" shall refer to the adopted provisions of the International Property Maintenance Code, Section 108.1.1, Unsafe structures

Parcel ID: 700947010130 **Zoning:** R-1B

Status: Non-compliance

Order Continuing Hearing

Case # CE26-1114

(Tab 18)

Location: 326 W Minnesota Ave

Respondent: Robert E Feasel and Anna Kay Feasel

Description: A school bus in excess of 12 feet constituting a commercial vehicle is parked on the property.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-91.021, Parking restrictions for commercial vehicles. (a) Residential and professional-residential districts. Within the R-1A, zoning districts: (1) and (2).

Parcel ID: 700832000190 **Zoning:** R-1A

Status: Non-compliance

Order Continuing Hearing

Case # CE26-1116

(Tab 19)

Location: 326 W Minnesota Ave

Respondent: Robert E Feasel and Anna Kay Feasel

Description: The structure is severely deteriorated with a missing exterior wall, a collapsed floor, and extensive wood rot throughout the property rendering it unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.1, Unsafe structures, Section 108.1.3, Structure unfit for human occupancy, Chapter 3, Section 301.2, Responsibility, Section 304.1.1, Unsafe conditions, and Section 304.6, Exterior walls.

Parcel ID: 700832000190 **Zoning:** R-1A

Status: Non-compliance

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE26-1115

(Tab 20)

Location: 326 W Minnesota Ave

Respondent: Robert E Feasel and Anna Kay Feasel

Description: Multiple extension cords were observed running through doors into multiple rooms throughout the house, and being used as permanent wiring.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 604.1, Facilities required, Section 604.3, Electrical system hazards, Section 605.1, Installation and Section 605.4, Wiring.

Parcel ID: 700832000190 **Zoning:** R-1A

Compliance (No Fine due)

Case # CE24-1689

(Tab 21)

Location: 532 E Rich Ave

Respondent: John Christopher Rich Est

Description: The property contains a dilapidated fence.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.06, Fences and Walls, (i) Maintenance.

Parcel ID: 700959000070 **Zoning:** R-12

Compliance (\$25,000.00 Fine due)

Case # CE25-0663 (Tab 22)

Location: 532 E Rich Ave

Respondent: John Christopher Rich Est

Description: The grass is in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c), and Section 16-4, Lots, premises.

Parcel ID: 700959000070 **Zoning:** R-12

Compliance (\$22,300.00 Fine due)

Case # CE26-1022 (Tab 23)

Location: 320 E Plymouth Ave

Respondent: Sylvia S Johnson

Description: No pool safety barrier around the pool.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code as adopted and amended by Ordinance 2019-02, Chapter 3, Section 303.1, Swimming pools, and Section 303.2, Enclosures.

Parcel ID: 700943000010 **Zoning:** R-1B

Compliance (No Fine due)

IV. LIEN REDUCTION

Case # CE24-1689 (Tab 24)

Location: 532 E Rich Ave

Respondent: John Christopher Rich Est

Description: The property contains a dilapidated fence.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.06, Fences and Walls, (i) Maintenance.

Parcel ID: 700959000070 **Zoning:** R-12

Order Recommending Lien Reduction

Case # CE24-1690 (Tab 25)

Location: 532 E Rich Ave

Respondent: John Christopher Rich Est

Description: The property contains an untagged vehicle.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (6) Prima Facie Evidence of Abandonment, etc.

Parcel ID: 700959000070 **Zoning:** R-12

Order Recommending Lien Reduction

Case # CE25-0663 (Tab 26)

Location: 532 E Rich Ave

Respondent: John Christopher Rich Est

Description: The grass is in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c), and Section 16-4, Lots, premises.

Parcel ID: 700959000070 **Zoning:** R-12

Order Recommending Lien Reduction

Case # CE25-0794 (Tab 27)

Location: 633 S High St

Respondent: Janiece Shee-Anna Henry

Description: There was a pile of waste, yard trash, rubble and debris on the side of the house.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared, (a) and (b).

Parcel ID: 701723000530 **Zoning:** R-1

Order Recommending Lien Reduction

Case # CE25-0795 (Tab 28)

Location: 633 S High St

Respondent: Janiece Shee-Anna Henry

Description: There was an abandoned or junked vehicle, without a license plate for the current year on the property.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited, and (6) Prima Facie Evidence of Abandonment, etc.

Parcel ID: 701723000530 **Zoning:** R-1

Order Recommending Lien Reduction

V. LIEN FORECELOSURE AUTHORIZATION

Location: 221 W RICH AVE (Tab 29)

Location: 221 W UNIVERSITY AVE

Location: 237 W RICH AVE

Location: 229 W RICH AVE

Location: 340 W RICH AVE

Location: 503 E BERESFORD AVE

H. NEXT MEETING

July 23, 2026

I. ADJOURNMENT