

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

December 14, 2023

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**
October 26, 2023
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0501

(Tab 3)

Location: 414 S Clara Ave

Respondent: Eugene Collier III

Description: The premises contains yard trash, rubble, debris and grass or weeds in excess of 12 inches tall, therefore not being kept clean and sanitary.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, Chapter 16, Section 16-4, Lots, premises, and Chapter 16, Section 16-5, Unsanitary lots declared nuisance.

Parcel ID: 701743000390

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0539

(Tab 4)

Location: W Walts Ave

Respondent: Marlene M Wright

Description: The property contains discarded personal property, waste, yard trash, rubble and debris, therefore not being maintained or kept clean.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, Chapter 16, Section 16-4, Lots, premises, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc.

Parcel ID: 701710150220

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

No Action Items

II. CONTINUED CASES

Case # CE23-0543

(Tab 5)

Location: 920 N Spring Garden Ave

Respondent: SAS Spring Arbor Managers LLC

Description: The plumbing fixtures, mechanical appliances, handrails and guards are not being maintained and in a safe working condition. The business is also operating without the required Business Tax Receipt.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 5, Section 504.1, General. Plumbing, Chapter 5, Section 504.3, Plumbing system hazards, International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 603.1, Mechanical appliances, International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.12, Handrails and guards, and Chapter 17, Section 17-1001, Required.

Parcel ID: 700600000381

Zoning: PD

Status: Non-compliance

Order Continuing Hearing

Case # CE23-0544

(Tab 6)

Location: 920 N Spring Garden Ave

Respondent: SAS Spring Arbor Managers LLC

Description: The fire sprinkler systems are not in good repair, the Fire Alarm Systems are not being maintained in accordance with the applicable codes, carbon monoxide detectors are not installed along with the smoke detectors, the fire extinguishers are not certified, not all egresses allow for proper access, and the clothes dryers are not clean, maintained and free of excessive accumulations of lint.

Violation: City of DeLand Code of Ordinances; Chapter 12, Section 12-1, Florida Fire Prevention Code Adopted by Reference, 7th Edition of the Florida Fire Prevention Code NFPA 24, 25, NFPA 101-9.6.1.3, NFPA 101-31.3.4.5, NFPA 10-73.1.1, NFPA 101-7.1.10, 7.1.10.2.1, and NFPA 1-11.5.11.1.

Parcel ID: 700600000381

Zoning: PD

Status: Non-compliance
Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE22-0282

(Tab 7)

Location: 409 N Boundary Ave

Respondent: Fame Properties LLC

Description: Construction work at the property continues to be performed without the required permits, and said work has caused the structure to become unsafe.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required and International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 700962000090

Zoning: C-2A&H

Compliance (No fine due)

Case # CE22-0464

(Tab 8)

Location: 219 W New St

Description: The property contains an accumulation of waste, yard trash, rubble and debris from the property.

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

Parcel ID: 701620020110

Zoning: C-2

Compliance (Fine due \$25,000.00)

Case # CE23-0403

(Tab 9)

Location: 125 N Clara Ave

Respondent: 3rd Gen Investing, LLC

Description: A building renovation was completed without the required permits.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required.

Parcel ID: 700962000082

Zoning: R-1A

Compliance (No fine due)

Case # CE23-0435

(Tab 10)

Location: 1000 Springdale Ct

Respondent: Stevenstore L Perry and Dexter L Perry

Description: A building renovation was constructed at the house without the required permits.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required.

Parcel ID: 702021000070

Zoning: R-1

Compliance (No fine due)

Case # CE23-0549

(Tab 11)

Location: 920 N Spring Garden Ave

Respondent: SAS Spring Arbor Managers LLC

Description: The backflow prevention assemblies have not been tested and reported as required per the code.

Violation: City of DeLand Code of Ordinances; Chapter 30, Section 30-57, Cross connection control program, Subsection 4.5, (a) Testing of Backflow Prevention Assemblies.

Parcel ID: 700600000381

Zoning: PD

Compliance (No fine due)

Case # CE23-0329

(Tab 12)

Location: 523 E Voorhis Av

Respondent: Tranquility Concepts LLC

Description: The property continues to have grass or weeds in excess of 12 inches tall and yard trash or debris throughout the property.

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

Parcel ID: 701618000420

Zoning: R-2

IV. LIEN REDUCTION

No Action Items

H. NEXT MEETING

January 30, 2024

I. ADJOURNMENT