

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

January 30, 2024

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
- December 14, 2023
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

I. **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Case # CE23-0293

(Tab 3)

Location: 538 E Intl Speedway Blvd

Respondent: Just-Time Property Trust, LLC

Description: The business is operating cooking equipment without the required exhaust systems.

Violation: City of DeLand Code of Ordinances; Chapter 12, Section 12-1, Florida Fire Prevention Code Adopted by Reference. FL NFPA 01 2018: 50.5.1.1, Exhaust systems shall be operated whenever cooking equipment is turned on. [96:11.1.1].

Parcel ID: 700400000160

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0520

(Tab 4)

Location: 237 W Rich Ave

Respondent: William and Blanche Weldon

Description: Observed that the house was in a state of disrepair from an expired renovation permit from December, 2019.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, 102.10 The 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.

Parcel ID: 700909000030

Zoning: R-1A&H

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0562

(Tab 5)

Location: 1329 N Woodland Blvd

Respondent: AJ Partners Lending LLC

Description: Observed that the roof was damaged and missing shingles from the business sign that had fallen on the roof.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.7 Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portions of the structure.

Parcel ID: 700409000010

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE 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 Imposing Fine/Lien

II. CONTINUED CASES

No Action Items

III. ORDER OF COMPLIANCE

Case # CE22-0095

(Tab 7)

Location: 689 E Victoria Trails

Respondent: SFR JV-2 property LLC

Description: A fence was installed on the property without a permit.

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 I ID: 702607000140

Zoning: PD

Compliance (Fines due \$25,000.00)

Case # CE23-0501

(Tab 8)

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

Compliance (No fine due)

Case # CE23-0539

(Tab 9)

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

Compliance (No fine due)

IV. LIEN REDUCTION

Case # CE22-0095

(Tab 10)

Location: 689 E Victoria Trails

Respondent: SFR JV-2 property LLC

Description: A fence was installed on the property without a permit.

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 I ID: 702607000140

Zoning: PD

Order Recommending Lien Reduction

Case # CE22-0177

(Tab 11)

Location: 697 Preakness Cir

Respondent: SFR JV-2 Property LLC

Description: A fence was installed on the property without the required permit.

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: 702211001790

Zoning: PD

Order Recommending Lien Reduction

H. NEXT MEETING

February 22, 2024

I. ADJOURNMENT