

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

February 22, 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**
January 30, 2024
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0547

(Tab 3)

Location: 614 S Alabama Ave

Respondent: BPOE DeLand Elks Lodge #1463

Description: The property contains several accumulated piles of waste, yard trash, rubble and debris.

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

Parcel ID: 701645330160

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0050

(Tab 4)

Location: 538 E Intl Speedway Blvd

Respondent: Just-Time Property Trust, LLC

Description: The business is using cooking equipment that produces grease-laden vapors, without the required Fire Suppression system.

Violation: City of DeLand Code of Ordinances; Chapter 12, Section 12-1, Florida Fire Prevention Code Adopted by Reference. The Florida Fire Prevention Code 7th, NFPA 96: 2017 Edition - Chapter 10, 10.1.1, 10.1.2, and A.10.1.2.

Parcel ID: 700400000160

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE23-0293

(Tab 5)

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

Order Imposing Fine/Lien

Case # CE24-0052

(Tab 6)

Location: 920 N Spring Garden Av

Respondent: SAS Spring Arbor Managers, LLC

Description: The property contains accumulations of waste, trash, rubble, debris throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-4, Lots, premises. Required to be kept clean, sanitary, Chapter 16, Section 16-5, Unsanitary lots declared nuisance. Chapter 16, Section 30, Lot Maintenance, Subsection (3), Nuisance Declared.

Parcel ID: 700600000381

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation

II. CONTINUED CASES

Case # CE23-0367

(Tab 7)

Location: 211 Luella Ct

Respondent: Eric Orberg & Joan D. Orberg

Description: The property has a damaged, tarped roof and contains a dangerous structure by way of deterioration or neglect.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, 304.1, General. 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, 304.1.1, Unsafe conditions, 301.3, Vacant structures and land, 304.6, Exterior walls, and 304.7, Roofs and drainage.

Parcel ID: 700907000060

Zoning: C-2A

Status: Non-compliance

Order Continuing Hearing

Case # CE23-0562

(Tab 8)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

No action items

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

March 22, 2024

I. ADJOURNMENT