

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

March 28, 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**
February 22, 2024
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0294

(Tab 3)

Location: 576 E Intl Speedway Blvd

Respondent: Canvas Pros Inc.

Description: Debris not properly contained on the property.

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

Parcel ID: 700400000200

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0707

(Tab 4)

Location: 576 E Intl Speedway Blvd

Respondent: Canvas Pros Inc.

Description: The home and detached garage is in a state of disrepair.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 7, Section 7-2, 102.10 The International Property Maintenance Code, with local amendments as set forth in subsection (b) below, is hereby adopted, and all references in this Section 108.1.3, Structure unfit for human occupancy.

Parcel ID: 700400000200

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0554

(Tab 5)

Location: 1505 Clearview Ave

Respondent: Canvas Pros Inc.

Description: The home and detached garage is in a state of disrepair.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 7, Section 7-2, 102.10, The International Property Maintenance Code, with local amendments as set forth in subsection (b) below, is hereby adopted, and all references in this Section 108.1.3, Structure unfit for human occupancy.

Parcel ID: 700400000190

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0166

(Tab 6)

Location: 212 S Boston Ave

Respondent: Martha C Cook Est.

Description: The water service to the property has been disconnected, therefore creating a plumbing system hazard. The structure and premises have been determined to be dangerous.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 5, Section 501.2, Responsibility, Chapter 5, Section 504.1, General, Chapter 5, Section 504.3, Plumbing system hazards, and Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 701615010110

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0173

(Tab 7)

Location: 212 S Boston Ave

Respondent: Martha C Cook Est.

Description: The premises contains large accumulations of waste, yard trash, rubble, debris, abandoned, junked, and discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701615010110

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0186

(Tab 8)

Location: 515 S Adelle Ave

Respondent: Catherine B Manning

Description: The water service to the property has been disconnected, therefore creating a plumbing system hazard. The structure and premises have been determined to be dangerous.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 5, Section 501.2, Responsibility, Chapter 5, Section 504.1, General, Chapter 5, Section 504.3, Plumbing system hazards, 505.3 Supply, and Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 701727000290

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0189

(Tab 9)

Location: 515 S Adelle Ave

Respondent: Catherine B Manning

Description: The premises contains accumulations of waste, yard trash, rubble, debris, abandoned, junked, and discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701727000290

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0190

(Tab 10)

Location: 515 S Adelle Ave

Respondent: Catherine B Manning

Description: Alterations have been constructed to the front of the structure without the required permits.

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.

Parcel ID: 701727000290

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

No action items

III. ORDER OF COMPLIANCE

No action items

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

April 25, 2024

I. ADJOURNMENT