

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

**April 25, 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**
March 28, 2024
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0510

(Tab 3)

Location: 239 S Pine St

Respondent: Gorilla Capital Florida JKR, LLC

Description: Work being done to a home without a permit.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 7, Section. 7-2, Local Supplement to the Florida Building Code, administration Section 105. Permits subsection 105.1 Required.

Parcel ID: 701506000410

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0117

(Tab 4)

Location: 1250 S Woodland Blvd

Respondent: 2003 Realty Company, LLC

Description: A business is operating on the property without the required Business Tax Receipt.

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

Parcel ID: 702112020010

Zoning: C-2AC

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0236

(Tab 5)

Location: 139 S Boston Ave

Respondent: XC Home Improvements, LLC

Description: Interior and exterior alterations were constructed on 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: 701501020280

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE23-0543

(Tab 6)

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 Imposing Fine/Lien

Case # CE24-0166

(Tab 7)

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

Order Imposing Fine/Lien

Case # CE24-0173

(Tab 8)

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

Order Imposing Fine/Lien

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

Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE23-0707

(Tab 10)

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

Order Continuing Hearing

Case # CE23-0554

(Tab 11)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE23-0293

(Tab 12)

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

Compliance (No fine due)

Case # CE24-0050

(Tab 13)

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

Compliance (No fine due)

Case # CE23-0294

(Tab 14)

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

Compliance (No fine due)

Case # CE23-0562

(Tab 15)

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

Compliance (No fine due)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

May 23, 2024

I. ADJOURNMENT