

City of DeLand



Code Enforcement Special Magistrate

J. Boudet Special Magistrate

May 23, 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**
April 25, 2024
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0497

(Tab 3)

Location: 233 E Howry Ave

Respondent: Willie Mae R Johnson Rev Trust

Description: The home 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: 701604000090

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

- G. **OLD BUSINESS**

I. ORDER IMPOSING FINE HEARING

Case # CE23-0510

(Tab 4)

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; 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
Order Imposing Fine/Lien

Case # CE24-0190

(Tab 5)

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

Order Imposing Fine/Lien

Case # CE24-0608

(Tab 6)

Location: 206 E New York

Respondent: Shakeela Tawwab & Mohammed A. Tawwab

Description: accumulations of waste, yard trash, rubble or debris throughout the property and the grass or weeds in excess of 12 inches tall.

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

Parcel ID: 701601010022

Zoning: C-2

Status: Non-compliance

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

II. CONTINUED CASES

No action items

III. ORDER OF COMPLIANCE

Case # CE23-0554

(Tab 7)

Location: 1505 Clearview Ave

Respondent: Canvas Pros Inc.

Description: The home and detached garage are 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

Compliance (No fine due)

Case # CE23-0707 (Tab 8)

Location: 576 E Intl Speedway Blvd

Respondent: Canvas Pros Inc.

Description: The home and detached garage are 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

Compliance (No fine due)

IV. LIEN REDUCTION

Case # CE21-0079 (Tab 9)

Location: 614 E Highland Ave

Respondent: Devin Johnson

Description: The property previously contained several commercial junked or abandoned, partly dismantled or discarded commercial vehicles and personal property in a residential area on the grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 91.02, Parking restrictions for commercial vehicles, Chapter 33, Section 91.03, Number and Type of Parking Spaces Required. Parking is prohibited on front lawns and Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701624000090 **Zoning:** R-1

Order Recommending Lien Reduction

H. NEXT MEETING

June 27, 2024

I. ADJOURNMENT