

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

**June 27, 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
- May 23, 2024
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0570 (Tab 3)
Location: 899 S Spring Garden Ave
Respondent: J-Mak of Daytona Inc.
Description: Pole sign in a state of disrepair.
Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33.71.05, Maintenance.
Parcel ID: 701732000550 **Zoning:** C-2
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE24-0136 (Tab 4)
Location: 700 E Georgia Ave
Respondent: James & Helen Caruso
Description: Multiple RV's hooked up to power and sewer on the property.
Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33.91.022, Parking restrictions for recreational vehicles and Chapter 33, Section 33.17, Zoning districts. 33.17.02, (a) Statement of intent.
Parcel ID: 701501020010 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE24-0322 (Tab 5)
Location: 345 E Church St
Respondent: Ferpersena Group LLC

Description: Homes on the property were being remodeled without the required 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: 700901220050 **Zoning:** R-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-0236

(Tab 6)

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

Order Imposing Fine/Lien

Case # CE24-0904

(Tab 7)

Location: 238 N Sans Souci Ave

Respondent: Robert J. Clabeaux Trustee

Description: The stairways, decks, porches and balconies, handrails and guards are unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.10, Stairways, decks, porches and balconies and Section 304.12, handrails and guards.

Parcel ID: 700909000180 **Zoning:** R-1A

Status: Non-compliance

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

Case # CE24-0836

(Tab 8)

Location: 920 N Spring Garden Ave (Hunters Creek)

Respondent: SAS Spring Garden Arbor Managers, LLC

Description: Grass or weeds in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-5, Unsanitary lots, declared nuisance and Chapter 16, Section 16-30, 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

Case # CE24-0837

(Tab 9)

Location: 920 N Spring Garden Ave (Hunters Creek)

Respondent: SAS Spring Garden Arbor Managers, LLC

Description: Accumulations waste, yard trash, rubble and debris on the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, Chapter 16, Section 16-26, Nuisances injurious to health, Chapter 16, Section 16-5, Unsanitary lots, declared nuisance, and Chapter 16, Section 16-4, Lots, premises.

Parcel ID: 700600000381

Zoning: PD

Status: Non-compliance

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

Case # CE24-0841

(Tab 10)

Location: 924 Hunters Creek Dr (Hunters Creek)

Respondent: SAS Spring Arbor Managers, LLC

Description: Grass or weeds in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-5, Unsanitary lots, declared nuisance, and Chapter 16, Section 16-30, Lot Maintenance, Subsection (3), Nuisance Declared.

Parcel ID: 700600000382

Zoning: PD

Status: Non-compliance

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

Case # CE24-0840

(Tab 11)

Location: 928 Hunters Creek Dr (Hunter Creek)

Respondent: SAS Spring Arbor Managers, LLC

Description: Grass or weeds in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-5, Unsanitary lots declared nuisance and Chapter 16, Section 16-30, Lot Maintenance, Subsection (3), Nuisance Declared.

Parcel ID: 700600000383

Zoning: PD

Status: Non-compliance

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

Case # CE24-0839

(Tab 12)

Location: 920 Hunters Creek Dr (Lexington)

Respondent: SAS Lexington Club at Spring Arbor Managers, LLC

Description: Grass or weeds in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-5, Unsanitary lots declared nuisance and Chapter 16, Section 16-30, Lot Maintenance, Subsection (3), Nuisance Declared.

Parcel ID: 700600000380

Zoning: PD

Status: Non-compliance

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

Case # CE24-0907

(Tab 13)

Location: 920 Hunters Creek Dr (Lexington)

Respondent: SAS Lexington Club at Spring Arbor Managers, LLC

Description: Accumulations of waste, yard trash, rubble or debris throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, Chapter 16, Section 16-26, Nuisances injurious to health. Chapter 16, Section 16-5, Unsanitary lots, declared nuisance, and Chapter 16, Section 16-4, Lots, premises.

Parcel ID: 700600000380

Zoning: PD

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 # CE23-0497

(Tab 14)

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

Compliance (No fine due)

Case # CE23-0510

(Tab 15)

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

Compliance (No fine due)

Case # CE24-0190

(Tab 16)

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

Compliance (No fine due)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

July 25, 2024

I. ADJOURNMENT