

City of DeLand



Code Enforcement Special Magistrate

J. Boudet Special Magistrate

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

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0578 (Tab 3)
Location: 315 Osceola St
Respondent: Dennis P Mchugh EST
Description: The home and shed are in a state of disrepair.
Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33.71.05, Maintenance.
Parcel ID: 701630130190 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE24-0334 (Tab 4)
Location: 338 E Ohio Ave
Respondent: Annie Maude Hardin Miles
Description: People are living in the house with no water.
Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Section 102.10 The International Property Maintenance Code, 2021 edition, with local amendments as set forth in Subsection (b) below, is hereby adopted, and all references in this Section 102.10 to the "code" shall refer to the adopted provisions of the International Property Maintenance Code. Section 501.2 Responsibility.
Parcel ID: 700933000060 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE24-0867

(Tab 5)

Location: 1000 Springdale Ct

Respondent: EKZ Equity Corp

Description: The property contains newly installed windows, HVAC system, wood fence and gate 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 and Chapter 33, Section 33-28.01, General standards and requirements, (a) Permit required.

Parcel ID: 702021000070

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-0322

(Tab 6)

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; 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

Order Imposing Fine/Lien

Case # CE24-1024

(Tab 7)

Location: 630 E New York Ave

Respondent: Lucille A Clabeaux, Trustee of the Robert J Clabeaux Trust

Description: The property was uncleanly, unsanitary or unsightly by reason of unmowed grass, growth of weeds and accumulations of garbage, waste, yard trash, rubble or debris.

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

Parcel ID: 701646000010

Zoning: C-1

Status: Non-compliance

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

II. CONTINUED CASES

Case # CE23-0570

(Tab 8)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE23-0510

(Tab 9)

Location: 239 S Pine St

Respondent: Gorilla Capital Florida JKR, LLC

Description: Work was 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 # CE24-0136

(Tab 10)

Location: 700 E Georgia Ave

Respondent: James & Helen Caruso

Description: Multiple RV's were 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

Compliance (No fine due)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

August 22, 2024

I. ADJOURNMENT