

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

August 22, 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**
July 25, 2024
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE24-0337

(Tab 3)

Location: 709 S High St

Respondent: Johnnie Proctor

Description: The electrical permit expired without the required inspections, making the permit null and void, therefore the electrical work has been completed 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: 701733010120

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0429

(Tab 4)

Location: 911 N Woodland Blvd

Respondent: DeLand Center LLC

Description: The business continues to exceed the allowable 10 linear feet of outdoor display, as well as unloading the merchandise at the front of the store, therefore causing the sidewalks, walkways, driveways and parking spaces to be hazardous to other persons.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-27.04, (a) General requirements, (b) Specific zoning district requirements for the BR, C-2, C-2AC, C-4 and M-1 zoning districts, Chapter 25A, Section 25A-6, Sanitary public nuisances, Chapter 33, Section 33-91.04, Off-street loading; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 302.3, Sidewalks and driveways.

Parcel ID: 700424000010 **Zoning:** PD
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE24-0906 (Tab 5)

Location: 209 Meghan Cir

Respondent: Craig Andrew Thorne

Description: Missing garage door on the property.

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 304.15, Doors.

Parcel ID: 702705002020 **Zoning:** PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1036 (Tab 6)

Location: 555 E Voorhis Ave

Respondent: Oregon, LLC

Description: Roof in disrepair, covered with a blue tarp.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, Unsafe conditions, and Chapter 3, Section 304.7, Roofs and drainage.

Parcel ID: 701615020220 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1038 (Tab 7)

Location: 434 S Clara Ave

Respondent: Efrain Estrada Rico

Description: Accumulations of waste, yard trash, rubble and debris.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6(c)(3), Sanitary public nuisances, Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, and Chapter 16, Section 16-3, Abatement.

Parcel ID: 701743000540 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1147

(Tab 8)

Location: 217 N Woodland Blvd

Respondent: Ketsatha Enterprises, LLC

Description: Fire code violations.

Violation: City of DeLand Code of Ordinances; Chapter 12, Section 12-10, Florida Fire Prevention Code Adopted by Reference, NFPA 1:50.4.3.2, NFPA 1:50.4.4.3, NFPA 1:50.4.6.1, NFPA 1:10.2.1, NFPA 1:1.12.8, NFPA 1:11.1.4.2, NFPA 1:13.6.4.1.1, NFPA 1:11.1.8, City of DeLand Resolution 2020-07, and Chapter 12, Section 12-10, Fire Inspection Electronic Reporting.

Parcel ID: 700901070100

Zoning: C-2A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0243

(Tab 9)

Location: 807 E Wisconsin Ave

Respondent: Charles E Palmer Jr & Mary R Palmer

Description: The property contains accumulations of waste, yard trash, rubble and debris, causing the property to be an unclean and unsightly nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared, Chapter 16, Section 16-4, Lots, premises, Required to be kept clean, sanitary, and Chapter 16, Section 16-5, Unsanitary lots declared nuisance.

Parcel ID: 701013010410

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1168

(Tab 10)

Location: 807 E Wisconsin Ave

Respondent: Charles E Palmer Jr & Mary R Palmer

Description: The fences on the property have not been maintained, and they are not adequately secured, or designed to withstand stresses, nor are they constructed with approved material.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.06, Fences and Walls, (i) Maintenance and Chapter 33, Section 33-28.06, (g) Permissible materials.

Parcel ID: 701013010410

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1169

(Tab 11)

Location: 807 E Wisconsin Ave

Respondent: Charles E Palmer Jr & Mary R Palmer

Description: Construction, including, installation of, repairs to and alterations to several structures and fencing has been conducted 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, Chapter 33, Section 33-28.01, (a) Permit required, and Chapter 33, Section 33-28.01, (c) General Requirements.

Parcel ID: 701013010410

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE23-0510

(Tab12)

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 # CE23-0520

(Tab 13)

Location: 237 W Rich Ave

Respondent: William and Blanche Weldon

Description: Observed that the house is in a state of disrepair from an expired renovation permit from December 2019.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, 102.10 The International Property Maintenance Code, 2015 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.

Parcel ID: 700909000030

Zoning: R-1A&H

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE23-0570

(Tab 14)

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 Imposing Fine/Lien

Case # CE24-0322

(Tab 15)

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

II. CONTINUED CASES

No action items

III. ORDER OF COMPLIANCE

Case # 16-0101

(Tab 16)

Location: 328 S Adelle Ave

Respondent: Gwendolyn Young

Parcel ID: 701716000130

Zoning: R-1

Compliance (No fine due)

Case # CE24-0334

(Tab 17)

Location: 338 E Ohio Ave

Respondent: Annie Maude Hardin Miles

Description: People were 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

Compliance (No fine due)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

September 26, 2024

I. ADJOURNMENT