

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

September 26, 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**
August 22, 2024
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0532 (Tab 3)

Location: 1191 S Woodland Blvd

Respondent: 26 Realty Woodland LLC

Description: The sign is in a state of disrepair.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-71.05, Maintenance. The sign shall be repaired and kept in good condition.

Parcel ID: 702100000502 **Zoning:** C-2AC

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0566 (Tab 4)

Location: 201 E New Hampshire Ave

Respondent: Monica Angizer

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, 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, 108.1.1, Unsafe structures.

Parcel ID: 702100000580 **Zoning:** VC R-6

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0946

(Tab 5)

Location: 1335 Aquarius Ave

Respondent: Jessica K. Sherouse, Tammy M. Murvin & Roger L. Murvin

Description: The renovation to the garage was constructed without the required permit(s).

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: 702100000280

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-0867

(Tab 6)

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

Order Imposing Fine/Lien

Case # CE24-0906

(Tab 7)

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

Order Imposing Fine/Lien

Case # CE24-1306

(Tab 8)

Location: 808 S Clara Ave

Respondent: Darrell Maurice Price, Diedra P. Stanford & Norris Wendell Price

Description: A City of DeLand Code Enforcement Officer was informed by the DeLand Police department that the property was being occupied without the required water service.

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 and Chapter 5, Section 505.3.

Parcel ID: 701739020170

Zoning: R-1

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 # CE22-0411

(Tab 9)

Location: 1020 E Howry Ave

Respondent: Duane E Makowski

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

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared.

Parcel ID: 701507030320

Zoning: R-1

Compliance (Fine due \$25,000.00)

Case # CE22-0517

(Tab 10)

Location: 1020 E Howry Ave

Respondent: Duane E Makowski

Description: The structures have started collapsing due to deterioration and neglect, causing them to be unsafe for use or occupancy.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 701507030320

Zoning: R-1

Compliance (Fine due \$25,000.00)

Case # CE22-0518

(Tab 11)

Location: 1020 E Howry Ave**Description:** The exterior walls and roof are not free of holes and contain cracks, breaks or loose rotting materials.**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304, Exterior Structure, Subsection 1.1, Unsafe conditions.**Parcel ID:** 701507030320**Zoning:** R-1**Compliance (Fine due \$25,000.00)****Case # CE23-0243**

(Tab 12)

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**Compliance (No fine due)****Case # CE24-0429**

(Tab 13)

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**Compliance (No fine due)**

Case # CE24-1036

(Tab 14)

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

Compliance (No fine due)

Case # CE24-1147

(Tab 15)

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

Compliance (No fine due)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

October 24, 2024

I. ADJOURNMENT