

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

October 24, 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 # CE24-0973

(Tab 3)

Location: 410 W Beresford Ave

Respondent: WOS Nation LLC

Description: A business is being operated without a Business Tax Receipt.

Violation: City of DeLand Code of Ordinances; Chapter 17, Section 17-1001, Required. No person shall engage in, manage, transact, or carry on any business, profession or occupation within the city until after a license therefor shall have been procured from the city manager or his designee (who shall issue all licenses), which license shall be issued to each person upon receipt of the amount hereinafter provided, paid to the city manager or his designee.

Parcel ID: 702007010600

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1118

(Tab 4)

Location: 410 W Beresford Ave

Respondent: WOS Nation LLC

Description: Unpermitted work done to a structural wall and exterior doors.

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. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of

which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Parcel ID: 702007010600

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1105

(Tab 5)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The property is not clean, sanitary, or sightly, and contains abandoned, junked, discarded personal property, waste, yard trash, rubble, debris and unmowed grass or weeds in excess of 12 inches tall.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared, Chapter 16, Section 16-4, Lots, premises, Chapter 16, Section 16-5, Same, Unsanitary lots declared nuisance, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc.

Parcel ID: 701505000350

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1389

(Tab 6)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The roof is not sound, tight and free from defects, as well as the structure is so damaged, decayed, or dilapidated, that collapse is possible, making the structure and premises dangerous.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.7, Roofs and drainage, Chapter 1, Section 108.1.1, Unsafe structures and Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 701505000350

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1390

(Tab 7)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: Alterations were made to the roof 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: 701505000350

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1391

(Tab 8)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The vacant structures on the property are not being maintained in a clean, safe, secure or sanitary condition and have several damaged doors and windows.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-3, Opening protectives on vacant structures and temporary storm protection. (a) Vacant structures, and International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 301.3, Vacant structures and land.

Parcel ID: 701505000350

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1303

(Tab 9)

Location: 555 E Voorhis Ave

Respondent: Oregon, LLC

Description: The condition of the electrical system constitutes a hazard to the occupants or the structure by reason of inadequate service and is missing smoke detectors.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6, Section 601.2, Responsibility, Section 604.1, Facilities required, Section 604.3, Electrical system hazards, Section 605.1, Installation, Section 605.4, Wiring, and Chapter 12, Section 12-1, Florida Fire Prevention Code Adopted by Reference.

Parcel ID: 701615020220

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1367

(Tab 10)

Location: 555 E Voorhis Ave

Respondent: Oregon, LLC

Description: The property contains a door foamed shut and drywall that was changed out without the required permit.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02 Chapter 1, Section 108.1.3, Structure unfit for human occupancy, Section 304.1.1, Unsafe conditions, Section 304.15, Doors, and Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Required.

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

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1254

(Tab 11)

Location: 808 S Clara Ave

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

Description: The roof is in disrepair having defects that admit rain into the property.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, 304.1.1, Unsafe conditions, Chapter 3, Section 304, Subsection 304.7, Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain.

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

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1373

(Tab 12)

Location: 808 S Clara Ave

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

Description: The property has hazardous electrical issues.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 6 Section 601.2, Responsibility, Section 604.1, Facilities required, Section, 604.3, Electrical system hazards, Section 605.1, Installation, and Section 605.4, Wiring.

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

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1375

(Tab 13)

Location: 808 S Clara Ave

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

Description: The premises contains accumulations of waste, yard trash, rubble, debris, abandoned, junked, and discarded personal property.

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

Parcel ID: 701615020220

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1328

(Tab 14)

Location: 415 W Church

Respondent: MDQ Projects LLC

Description: Work 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: 700851000160

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1372

(Tab 15)

Location: 415 W Church

Respondent: MDQ Projects LLC

Description: The property contains accumulations of waste, 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 16-30, Lot maintenance, (3) Nuisance declared.

Parcel ID: 700851000160

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1371

(Tab 16)

Location: 221 W University Ave

Respondent: Blanche Weldon

Description: Property is in a state of disrepair and uninhabitable for tenants due to leaking roof, rotten wood, non-working plumbing facilities and non-working/broken windows.

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. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a

building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

Parcel ID: 700922020050

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-1038

(Tab 17)

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 – Order to Abate

Case # CE24-1306

(Tab 18)

Location: 808 S Clara Ave

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

Description: The property is 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

Case # CE24-1158

(Tab 19)

Location: 221 W University Ave

Respondent: Blanche Weldon

Description: The property is in a state of disrepair with a leaking ceiling, rotting wood, unopenable windows and a clogged/blocked sewer system.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, 102.10 The International Property Maintenance Code, 2022 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: 700922020050

Zoning: R-1A

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 # CE24-1036

(Tab 20)

Location: 555 E Voorhis Ave

Respondent: Oregon, LLC

Description: The roof was 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 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)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

December 12, 2024

I. ADJOURNMENT