

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

December 12, 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**
October 24, 2024
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0433

(Tab 3)

Location: 1367 Hensley Dr

Respondent: August F. Teirumniks & Mary Jane Teirumniks

Description: The structure and premises contain conditions or defects that are dangerous and unsafe.

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

Parcel ID: 700309000400

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1594

(Tab 4)

Location: 1367 Hensley Dr

Respondent: August F. Teirumniks & Mary Jane Teirumniks

Description: The property contains accumulations of waste, yard trash, rubble or debris and grass or weeds in excess of 12 inches tall, causing a public nuisance.

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

Parcel ID: 700309000400

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE23-0566

(Tab 5)

Location: 201 E New Hampshire Ave

Respondent: Monica Angizer

Description: 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, Chapter 1, Section 108.1.1, Unsafe structures. The roof and walls of the home should be free from holes, cracks or breaks and loose or rotting material.

Parcel ID: 702100000580

Zoning: VC:R-6

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-0946

(Tab 6)

Location: 1335 Aquarius Ave

Respondent: Jessica K. Sherhouse, 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

Case # CE24-1256

(Tab 7)

Location: 1040 S Woodland Blvd

Respondent: S A Property Holdings LLC

Description: A canopy with several main support beams were rusted out, in danger of possible collapse.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-2, Local supplements to the Florida Building Code, administration 102.10 International Property Maintenance Code and Local Amendments, Chapter 3, Section 304.1.1 Unsafe conditions and 304.4 Structural members.

Parcel ID: 702115000030

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1333

(Tab 8)

Location: 338 S Clake St

Respondent: NEI Services. LLC

Description: The grass or weeds are in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c) Grass or weeds in excess of 12 inches tall.

Parcel ID: 701612000231

Zoning: C-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1335

(Tab 9)

Location: 101 Oak Haven Cir

Respondent: Migdalia Fontanez

Description: Grass in excess of 12" on the property.

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

Parcel ID: 702814000740

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1342

(Tab 10)

Location: 209 Meghan Cir

Respondent: Craig Andrew Thorne

Description: The widow is broken on the front of the house.

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, Chapter 3, Section 304.13, Window, skylight and door frames.

Parcel ID: 702705002020

Zoning: PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-0906

(Tab 11)

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, Chapter 3, Section 304.15, Doors.

Parcel ID: 702705002020

Zoning: PD

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE24-1168

(Tab 12)

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

Order Imposing Fine/Lien

Case # CE24-1169

(Tab 13)

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

Order Imposing Fine/Lien

Case # CE24-1303

(Tab 14)

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.**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.**Parcel ID:** 701615020220**Zoning:** R-1**Status:** Non-compliance**Order Imposing Fine/Lien****Case # CE24-1367**

(Tab 15)

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, Chapter 3, 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**Order Imposing Fine/Lien****Case # CE24-1389**

(Tab 16)

Location: 708 Wood St**Respondent:** Juana A Nuesi and Francisco Jose Ramirez**Description:** 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**Order Imposing Fine/Lien**

Case # CE24-1254

(Tab 17)

Location: 808 S Clara Ave

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

Description: 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, Section 304.1.1, Unsafe conditions, Chapter 3, Section 304.7, Roofs and drainage. The roof and flashing shall be sound, tight and not have defects that admit rain.

Parcel ID: 701739020170

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE24-1373

(Tab 18)

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: 701739020170

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE24-1375

(Tab 19)

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: 701739020170

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

II. CONTINUED CASES

No action items

III. ORDER OF COMPLIANCE

Case # CE23-0243

(Tab 20)

Location: 807 E Wisconsin Ave

Respondent: Charles E Palmer Jr & Mary R Palmer

Description: The property contained accumulations of waste, yard trash, rubble and debris, causing the property to have been 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 21)

Location: 911 N Woodland Blvd

Respondent: DeLand Center LLC

Description: The business continued to exceed the allowable 10 linear feet of outdoor display, as well as unloaded 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 # CE24-0867

(Tab 22)

Location: 1000 Springdale Ct

Respondent: EKZ Equity Corp

Description: The property contained 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

Compliance (No fine due)

Case # CE24-1147

(Tab 23)

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)

Case # CE22-0411

(Tab 24)

Location: 1020 E Howry Ave

Respondent: Duane E. Makowski

Description: The property contained accumulations of yard trash, rubble or debris, and the grass or weeds was 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 25)

Location: 1020 E Howry Ave

Respondent: Duane E. Makowski

Description: The structures had 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 26)

Location: 1020 E Howry Ave

Respondent: Duane E. Makowski

Description: The exterior walls and roof were not free of holes and contained 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 # CE24-1105

(Tab 27)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The property was not clean, sanitary, or sightly, and contained 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

Compliance (No fine due)

Case # CE24-1391

(Tab 28)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The vacant structures on the property were not maintained in a clean, safe, secure or sanitary condition and had 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

Compliance (No fine due)

Case # CE24-1306

(Tab 29)

Location: 808 S Clara Ave

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

Description: 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

Compliance (No fine due)

Case # CE24-1328

(Tab 30)

Location: 415 W Church St

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

Compliance (No fine due)

Case # CE24-1372

(Tab 31)

Location: 415 W Church St

Respondent: MDQ Projects LLC

Description: The property contained accumulations of waste, yard trash, rubble or debris and the grass or weeds was 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

Compliance (No fine due)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

January 23, 2025

I. ADJOURNMENT