

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

October 24, 2024
Hearing Minutes

DeLand City Hall
City Commission Chambers
120 S. Florida Avenue, DeLand, Florida

A. **CALL TO ORDER AT 5:00 PM**

B. **PLEDGE OF ALLEGIANCE**

C. **FORMAT FOR PROCEEDINGS**

D. **APPROVAL OF MINUTES**

August 22, 2024

E. **SWEARING IN OF WITNESSES:**

Richard Lovett, Code Enforcement Manager

William Lawton, Deputy Building Official

Amber Parker, Code Enforcement Officer

Bethzaida Delgado, Code Enforcement Officer

Juana Nuesi, Respondent

Edward Rivera, Representative

Rodolfo Schefer, Representative

Duane Weldon, Representative

Darrell Price, Respondent

Diedra Stanford, Respondent

OTHERS PRESENT:

Julie Zolty, Special Magistrate

Matthew Branz, City Attorney

F. **NEW BUSINESS**

Finding of Facts, Conclusions of Law Order

Case # CE24-0973

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

Code Enforcement: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of October 24, 2024, the property has not come into compliance. He recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 14, 2025, or a fine of \$100.00 per day should be imposed beginning on January 15, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 14, 2025, or a fine of \$100.00 per day shall be imposed as of January 15, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-1118

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

Code Enforcement: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of October 24, 2024, the property has not come into compliance. He recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 13, 2025, or a fine of \$250.00 per day should be imposed beginning on January 14, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 13, 2025, or a fine of \$250.00 per day shall be imposed as of January 14, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-1105

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, 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

Code Enforcement: Amber Parker

Appearing Respondent: Juana Nuesi, Edward Rivera

DeLand Testimony: Officer Parker testified that as of October 14, 2024, the property has not come into compliance. She recommended that the property is in violation of 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, Unsanitary lots declared nuisance, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on November 18, 2024, or a fine of \$250.00 per day should be imposed beginning on November 19, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Ms. Nuesi stated she has been out of the country, and she hired two people to clean up the property. Ms. Nuesi also presented pictures to Magistrate showing the property has been cleaned up as of today Thursday, October 24, 2024.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on November 18, 2024, or a fine of \$250.00

per day shall be imposed as of November 19, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1389

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

Code Enforcement: Amber Parker

Appearing Respondent: Juana Nuesi, Edward Rivera

DeLand Testimony: Officer Parker testified that as of October 24, 2024, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Ms. Nuesi stated she has spent \$5,000.00 on repairs to the property, and is not sure what else needs to be done to come into compliance.

Building Official Testimony: Deputy Building Official Mr. Lawton stated what needs to be done for compliance, as well as suggested he would meet Ms. Nuesi on property to go over all repairs that are needed.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1391

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

Code Enforcement: Amber Parker

Appearing Respondent: Juana Nuesi, Edward Rivera

DeLand Testimony: Officer Parker testified that as of October 24, 2024, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Ms. Nuesi stated the door was locked and secured, however the home was broken into causing the doors to be broke and the locks not to work. She stated she will repair the doors and windows that need to be secured.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1303

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of October 23, 2024, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1367

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of October 16, 2024, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be

imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1254

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Darrell Price, Diedra Stanford

DeLand Testimony: Officer Delgado testified that as of October 16, 2024, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Price stated the house is a drug house. His Brother Norris Price is living there, and he hasn't been in there since the beginning of the year. He also stated there has been two deaths at the house. His Brother will not allow anyone to go inside. Mr. Price also requested more time for compliance.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1373

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Darrell Price, Diedra Stanford

DeLand Testimony: Officer Delgado testified that as of October 16, 2024, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Price again stated the situation of the property being a drug house, and he is taking steps to try and remove his Brother Norris Price.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1375

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Darrell Price, Diedra Stanford

DeLand Testimony: Officer Delgado testified that as of October 16, 2024, the property has not come into compliance. She recommended that the property is in

violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Price stated the trash and debris is all part of the same situation.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1328

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

Code Enforcement: Amber Parker

Appearing Representative: Rodolfo Schefer

DeLand Testimony: Officer Parker testified that as of October 24, 2024, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Representative Testimony: The Contractor Mr. Schefer stated he has been working on the house for several months, and is in the process of obtaining a permit.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1372

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

Code Enforcement: Amber Parker

Appearing Representative: Rodolfo Schefer

DeLand Testimony: Officer Parker testified that as of October 24, 2024, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot maintenance, (3) Nuisance declared. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on December 09, 2024, or a fine of \$250.00 per day should be imposed beginning on December 10, 2024, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Schefer stated he will be sure the couch will be removed, and the grass will be cut.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on December 9, 2024, or a fine of \$250.00 per day shall be imposed as of December 10, 2024, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for December 12, 2024.

Case # CE24-1371

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

Code Enforcement: Richard Lovett

Appearing Representative: Duane Weldon

DeLand Testimony: Officer Lovett testified that as of October 14, 2024, the property has not come into compliance. He recommended that the property is in

violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 13, 2025, or a fine of \$250.00 per day should be imposed beginning on January 14, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Weldon stated he allowed friends to temporary live at the house. He stated Duke Energy would not run electric to one of the meters so he ran a jumper himself to provide electric.

Building Official: Deputy Building Official Mr. Lawton stated each unit has to have a separate meter. Running a “Jumper” is a safety and a fire hazard.

Magistrate’s Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 13, 2025, or a fine of \$250.00 per day shall be imposed as of January 14, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

G. OLD BUSINESS

I. **Order Imposing Fine/Lien**

Case # CE24-1038

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of October 23, 2024, the property has not come into compliance. She recommended the property is in violation of 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. The City shall

be authorized to abate the public nuisance by removing all debris and materials stored outside on the Property.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and The City is hereby authorized to abate the public nuisance by removing all debris and materials stored outside on the Property.

Case # CE24-1306

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Darrell Price and Diedra Stanford.

DeLand Testimony: Officer Delgado testified that as of October 16, 2024, the property has not come into compliance. She recommended the property is in violation of 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. A fine of \$500.00 per day as a repeat violation shall be imposed beginning August 29, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Price requested a copy of the water bill. Also stated there is a "Unsafe Structure" notice posted so he doesn't understand why there are people occupying the property.

Magistrate's Finding: The property remains in violation and a fine of \$500.00 per day as a repeat violation is hereby imposed as of August 29, 2024, and continue until said violation is corrected.

Case # CE24-1158

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

Code Enforcement Officer: Richard Lovett

Appearing Representative: Duane Weldon

DeLand Testimony: Officer Lovett testified that as of October 24, 2024, the property has not come into compliance. He recommended the property is in violation of 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. A fine of \$500.00 per day as a repeat violation shall be imposed beginning October 02, 2024, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Weldon stated the roof only leaks one out of ten rains. He will pull the drywall down and try to figure out where the leak is coming from. He will have to wait for it to rain. Mr. Weldon also stated the crack in the ceiling is from a break in, and it does not leak. He has not been in the house for six months, and doesn't know if the windows work or not. He says he will replace the lower portion of the roof, but not anytime soon because it does not leak.

Code Enforcement Officer: Mr. Lovett stated there is a clogged plumbing line coming from the house, and the electrical had been requested to be disconnected by Duke Energy. Also stated there is several loose and rotting boards and siding on the house including the roof.

Magistrate's Finding: The property remains in violation and a fine of \$500.00 per day as a repeat violation is hereby imposed as of October 02, 2024, and continue until said violation is corrected.

II. **Continued Cases**

No action items.

III. **Order of Compliance**

Case # CE24-1036

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of September 06, 2024, no fine due.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, no fine due.

IV. **Lien Reduction**

No action items

H. **NEXT MEETING DATE** — December 12, 2024

I. **ADJOURNMENT @ 7:59**