

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

January 23, 2025

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

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE24-0587 (Tab 3)

Location: 1397 Hensley Dr

Respondent: James Pelt

Description: Alterations were made to the garage 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: 700309000430 **Zoning:** R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1318 (Tab 4)

Location: 507 W Hogle Ave

Respondent: Mae Lorenzo-Durrance & Catherine Samuels

Description: There are multiple vehicles parked throughout the property on the grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.01, R-1A, Parking on grass and sidewalks is prohibited. Section 33-91.03, (e) The term "tandem parking space".

Parcel ID: 700804050050 **Zoning:** R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0013 (Tab 5)

Location: 507 W Hogle Ave

Respondent: Mae Lorenzo-Durrance & Catherine Samuels

Description: There are multiple untagged vehicles on the property.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited, and (6) Prima Facie Evidence of Abandonment, etc.

Parcel ID: 700804050050 **Zoning:** R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1588

(Tab 6)

Location: 225 N Sans Souci Ave

Respondent: Lucille C Mattingly

Description: The detached garage on the property is unsafe, dangerous, damaged, dilapidated and partially collapsed, therefore it is not structurally sound or in good repair.

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, Section 108.1.5 Dangerous structure or premises, and Chapter 3, Section 302.7 Accessory structures.

Parcel ID: 700909000350 **Zoning:** R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1689

(Tab 7)

Location: 532 E Rich Ave

Respondent: Rich John Christopher Est

Description: The property contains a dilapidated fence.

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

Parcel ID: 700959000070 **Zoning:** R-12

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1690

(Tab 8)

Location: 532 E Rich Ave

Respondent: Rich John Christopher Est

Description: The property contains an untagged vehicle.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (6) Prima Facie Evidence of Abandonment, etc.

Parcel ID: 700959000070 **Zoning:** R-12
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE23-0433 (Tab 9)
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
Order Imposing Fine/Lien

Case # CE24-1594 (Tab 10)
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
Order Imposing Fine/Lien

Case # CE23-0566 (Tab 11)
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

Order Imposing Fine/Lien

Case # CE24-1118

(Tab 12)

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

Order Imposing Fine/Lien

Case # CE24-1256

(Tab 13)

Location: 1040 S Woodland Blvd

Respondent: S A Property Holdings LLC

Description: A canopy with several main support beams is rusted out and 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

Order Imposing Fine/Lien

Case # CE24-1335

(Tab 14)

Location: 101 Oak Haven Cir

Respondent: Migdalia Fontanez

Description: The grass or weeds is 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.

Parcel ID: 702814000740

Zoning: PD

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE24-1342

(Tab 15)

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

Order Imposing Fine/Lien

Case # CE24-1371

(Tab 16)

Location: 221 W University Ave

Respondent: Blanche Weldon

Description: Property is in a state of disrepair and uninhabitable 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

Order Imposing Fine/Lien

Case # CE24-1695

(Tab 17)

Location: 125 N Clara Ave.

Respondent: 3RD Gen Investing, LLC

Description: Work being done to the property 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.

Parcel ID: 700962000082

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order and Order Imposing Fine/Lien for Repeat Violation

Case # CE25-0011

(Tab 18)

Location: 237 W Rich Ave

Respondent: Duane Weldon & Blanch Weldon

Description: Work being done to the property 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.

Parcel ID: 700909000030

Zoning: R-1A&H

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order and Order Imposing Fine/Lien for Repeat Violation

II. CONTINUED CASES

No action items

III. ORDER OF COMPLIANCE

Case # CE24-0946

(Tab 19)

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

Compliance (No fine due)

Case # CE24-0973

(Tab 20)

Location: 410 W Beresford Ave

Respondent: WOS Nation LLC

Description: A business was 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

Compliance (No fine due)

Case # CE24-1333

(Tab 21)

Location: 338 S Clake St

Respondent: NEI Services. LLC

Description: The grass or weeds was 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

Compliance (No fine due)

IV. LIEN REDUCTION

No action items

H. NEXT MEETING

February 27, 2025

I. ADJOURNMENT