

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

December 12, 2024
Hearing Minutes

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

A. **CALL TO ORDER AT 5:04 PM**

B. **PLEDGE OF ALLEGIANCE**

C. **FORMAT FOR PROCEEDINGS**

D. **APPROVAL OF MINUTES**

October 24, 2024

E. **SWEARING IN OF WITNESSES:**

Richard Lovett, Code Enforcement Manager

William Lawton, Deputy Building Official

Larry Hites, Chief Building Official

Amber Parker, Code Enforcement Officer

Bethzaida Delgado, Code Enforcement Officer

Juana Nuesi, Respondent

Gladys Rojas, Representative

Monica Angizer, Respondent

Charles Palmer, Respondent

Mary Palmer, Respondent

Darrell Price, Respondent

OTHERS PRESENT:

Julie Zolty, Special Magistrate

Matthew Branz, City Attorney

F. **NEW BUSINESS**

Finding of Facts, Conclusions of Law Order

Case # CE23-0433

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of December 10, 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 108.1.1, Unsafe structures, and 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 January 20, 2025, or a fine of \$250.00 per day should be imposed beginning on January 21, 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 20, 2025, or a fine of \$250.00 per day shall be imposed as of January 21, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-1594

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of December 03, 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 16-4, Lots, premises, Required to be kept clean, sanitary, Section 16-5, Unsanitary lots declared nuisance, and Section 16-30, Lot maintenance, (3) Nuisance declared. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 20, 2025, or a fine of \$250.00 per day should be imposed beginning on January 21, 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 20, 2025, or a fine of \$250.00 per day shall be imposed as of January 21, 2025, and continue until said violation(s)

is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE23-0566

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

Code Enforcement: Richard Lovett

Appearing Respondent: Monica Angizer

DeLand Testimony: Officer Lovett testified that as of October 22, 2024, the property has not come into compliance. He 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 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 20, 2025, or a fine of \$250.00 per day should be imposed beginning on January 21, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Ms. Angizer stated she intended to remodel the structure, but due to losing her business during covid she has not been unable to afford to remodel. She stated two months ago she got her business running again, and she will start to work on repairs. Ms. Angizer also Requested extension for six months.

Due to the state of disrepair and the length of time the structure has been unsafe, the extension request was denied.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on January 20, 2025, or a fine of \$250.00 per day shall be imposed as of January 21, 2025, and continue until said violation(s)

is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-0946

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear

DeLand Testimony: Officer Parker testified that as of December 11, 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 January 20, 2025, or a fine of \$150.00 per day should be imposed beginning on January 21, 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 20 2025, or a fine of \$150.00 per day shall be imposed as of January 21, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-1256

Location: 1040 S Woodland Blvd

Respondent: S A Property Holdings LLC

Description: A canopy with several main support beams is 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

Code Enforcement: Richard Lovett

Appearing Respondent: Did not appear

DeLand Testimony: Officer Lovett testified that as of November 19, 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 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 20, 2025, or a fine of \$250.00 per day should be imposed beginning on January 21, 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 20 2025, or a fine of \$250.00 per day shall be imposed as of January 21, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-1333

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of December 10, 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. (c) Grass or weeds in excess of 12 inches tall. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 20, 2025, or a fine of \$150.00 per day should be imposed beginning on January 21, 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 20 2025, or a fine of \$150.00 per day shall be imposed as of January 21, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-1335

Location: 101 Oak Haven Cir

Respondent: Migdalia Fontanez

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.

Parcel ID: 702814000740

Zoning: PD

Code Enforcement: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of December 12, 2024, the property has not come into compliance. He 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 January 20, 2025, or a fine of \$100.00 per day should be imposed beginning on January 21, 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 20 2025, or a fine of \$100.00 per day shall be imposed as of January 21, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for January 23, 2025.

Case # CE24-1342

Location: 209 Meghan Cir

Respondent: Craig Andrew Thorne

Description: The window 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

Code Enforcement: Richard Lovett

Appearing Respondent: Did not appear

DeLand Testimony: Officer Lovett testified that as of December 12, 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, 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on January 20, 2025, or a fine of \$250.00 per day should be imposed beginning on January 21, 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 20 2025, or a fine of \$250.00 per day shall be imposed as of January 21, 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 # CE24-0906

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of September 24, 2024, the property has not come into compliance. The property is in violation of 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. A fine of \$250.00 per day should be imposed beginning September 24, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of September 24, 2024, and continue until said violation is corrected.

Case # CE24-1168

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Charles E Palmer Jr & Mary R Palmer

DeLand Testimony: Officer Parker testified that as of December 3, 2024, the property has not come into compliance. She recommended the property is in violation of 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. A fine of \$100.00 per day should be imposed beginning October 22, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mrs. Palmer stated she has made the repairs. She says there was a misunderstanding about the height of the fence, and she believed they were in compliance. Mr. Palmer stated the he listed the black privacy screen on the survey and it was approved.

City Attorney Testimony: Special consideration was given by The City in regards to the date fines start. The City recommended fines start as of December 13, 2024.

Magistrate's Finding: The property remains in violation and a fine of \$100.00 per day is hereby imposed as of December 13, 2024, and continue until said violation is corrected.

Case # CE24-1169

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Charles E. Palmer Jr & Mary R. Palmer

DeLand Testimony: Officer Parker testified that as of December 3, 2024, the property has not come into compliance. She recommended 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, Chapter 33, Section 33-28.01, (a) Permit required, and Chapter 33, Section 33-28.01, (c) General Requirements. A fine of \$250.00 per day should be imposed beginning October 22, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mrs. Palmer stated their business has slowed down after the Hurricane so they do not have the funds to build the new building to replace the temporary structures.

City Attorney Testimony: Special consideration was given by The City in regards to the date fines start. The City recommended fines start as of December 13, 2024

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of December 13, 2024, and continue until said violation is corrected.

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.

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear

DeLand Testimony: Officer Delgado testified that as of December 10, 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 6, Section 601.2, Responsibility, Section 604.1, Facilities required, Section 604.3,

Electrical system hazards, Section 605.1, Installation, Section 605.4, Wiring. A fine of \$250.00 per day should be imposed beginning December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of December 10, 2024, and continue until said violation is corrected.

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, 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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of December 10, 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 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. A fine of \$250.00 per day should be imposed beginning December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of December 10, 2024, and continue until said violation is corrected.

Case # CE24-1389

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

Code Enforcement Officer: Amber Parker

Appearing Representative: Juana A Nuesi, Gladys Rojas

DeLand Testimony: Officer Parker testified that as of December 10, 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 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. A fine of \$250.00 per day should be imposed beginning December 10, 2024, and continue until said violation(s) is corrected.

Representative Testimony: Ms. Rojas stated the house has been in this state because they need an engineer report and a contractor, and they do not have the funds to obtain both. Mrs. Nuesi requested an extension for three months.

Building Official: Mr. Hites stated to help move the process along quickly, the respondent can have the Engineer and Contractor contact Mr. Hites directly and he will go over everything and explain exactly what is required to issues the permit.

Due to the state of disrepair and the length of time the structure has been unsafe, the extension request was denied.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of December 10, 2024, and continue until said violation is corrected.

Case # CE24-1254

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Darrell Price

DeLand Testimony: Officer Delgado testified that as of December 10, 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 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. A fine of \$250.00 per day should be imposed beginning December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Price stated his Brother Norris Price is still living in the home and now has a dog. Darrell Price stated he will have a roofing company apply for a permit.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of December 10, 2024, and continue until said violation is corrected.

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: 701739020170

Zoning: R-1

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Darrell Price

DeLand Testimony: Officer Delgado testified that as of December 10, 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 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. A fine of \$250.00 per day should be imposed beginning December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Price stated he knows an electrician that will be able to do the work.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of December 10, 2024, and continue until said violation is corrected.

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: 701739020170

Zoning: R-1

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Darrell Price

DeLand Testimony: Officer Delgado testified that as of December 10, 2024, the property has not come into compliance. She recommended the property is in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared. A fine of \$100.00 per day should be imposed beginning December 10, 2024, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Price stated he has tried to go and clean up the property however there is a dog there that will not allow him on the property.

Magistrate's Finding: The property remains in violation and a fine of \$100.00 per day is hereby imposed as of December 10, 2024, and continue until said violation is corrected.

II. **Continued Cases**

No action items.

III. **Order of Compliance**

Case # CE23-0243

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of September 24, 2024, no fine due.

Respondent Testimony: Did not appear for testimony.

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

Case # CE24-0429

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of September 23, 2024, no fine due.

Respondent Testimony: Did not appear for testimony.

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

Case # CE24-0867

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of November 19, 2024, no fine due.

Respondent Testimony: Did not appear for testimony.

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

Case # CE24-1147

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of September 23, 2024, no fine due.

Respondent Testimony: Did not appear for testimony.

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

Case # CE22-0411

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of June 18, 2024, fine due \$25,000.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$25,000.00.

Case # CE22-0517

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of June 18, 2024, fine due \$25,000.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$25,000.00.

Case # CE22-0518

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of June 18, 2024, fine due \$25,000.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$25,000.00.

Case # CE24-1105

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Juana Nuesi

DeLand Testimony: Property was brought into compliance as of November 25, 2024, no fine due.

Respondent Testimony: Did not dispute compliance order.

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

Case # CE24-1391

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The vacant structures on the property was 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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Juana Nuesi

DeLand Testimony: Property was brought into compliance as of November 25, 2024, no fine due.

Respondent Testimony: Did not dispute compliance order.

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

Case # CE24-1328

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of November 22, 2024, no fine due.

Respondent Testimony: Did not appear for testimony.

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

Case # CE24-1372

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of November 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** — January 23, 2025

I. **ADJOURNMENT @ 7:38**