City of DeLand

Condemnation Hearing

Special Magistrate

J. Zolty …… Special Magistrate

February 27, 2025
3:00 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

No action Item

E. SWEARING IN OF WITNESSES

F. NEW BUSINESS

I. <u>ORDER OF CONDEMNATION</u>

Case # CE25-0023 (Tab 3)
Location: 708 Wood St
Respondent: Juana A Nuesi & Francisco Jose Ramirez
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 701505000350 **Zoning:** R-1
Status: Non-compliance
<u>Order of Condemnation</u>

Case # CE25-0025 (Tab 4)
Location: 1367 Hensley Dr
Respondent: Augst F Teirumniks & Mary Jane Teirumniks
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 700309000400 **Zoning:** R-1B
Status: Non-compliance
<u>Order of Condemnation</u>

Case # CE25-0050 (Tab 5)
Location: 212 S Boston Ave
Respondent: Martha C Cook Est

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 701615010110 **Zoning:** R-1
Status: Non-compliance
Order of Condemnation

Case # CE25-0051 (Tab 6)
Location: 345 E Church St
Respondent: Ferpersena Group LLC
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 700901220050 **Zoning:** R-2
Status: Non-compliance
Order of Condemnation

Case # CE25-0052 (Tab 7)
Location: 239 S Pine St
Respondent: Gorilla Capital Florida JKR LLC
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 701506000410 **Zoning:** R-1
Status: Non-compliance
Order of Condemnation

Case # CE25-0066 (Tab 8)
Location: 139 S Boston Ave
Respondent: XC Home Improvements LLC
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 701501020280 **Zoning:** R-1
Status: Non-compliance
Order of Condemnation

Case # CE25-0067 (Tab 9)
Location: 219 W New St
Respondent: Louise Williams Est
Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.
Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances.
Parcel ID: 701620020110 **Zoning:** C-2
Status: Non-compliance
Order of Condemnation

II. ORDER OF COMPLIANCE

No action Item

H. NEXT MEETING

April 24, 2025

I. ADJOURNMENT