

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

January 23, 2025
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**

December 12, 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

Duane Weldon, Respondent

Robert Pelt, Representative

Monica Angizer, Respondent

Michael Rodker, Representative

OTHERS PRESENT:

Julie Zolty, Special Magistrate

Matthew Branz, City Attorney

F. **NEW BUSINESS**

Finding of Facts, Conclusions of Law Order

Case # CE24-0587

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

Code Enforcement: Amber Parker

Appearing Representative: Robert Pelt

DeLand Testimony: Officer Parker testified that the garage was initially enclosed without a permit and the homeowner removed the enclosure. They then reinstalled the garage door without the proper permits. As of January 22, 2025, 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 February 24, 2025, or a fine of \$150.00 per day should be imposed beginning on February 25, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Pelt stated he was unaware he needed a permit for the work he completed, or to put the garage door back on. He has a company that will be applying for a permit to reinstall the garage door.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on February 24, 2025, or a fine of \$150.00 per day shall be imposed as of February 25, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for March 27, 2025.

Case # CE24-1318

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. Chapter 33, Section 33-91.022, Parking restrictions for recreational vehicles and Chapter 33, Section 33-28, Accessory structures, (c) General requirements.

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

Code Enforcement: Bethzaida Delgado

Appearing Representative: Michael Rodker

DeLand Testimony: Officer Delgado testified that multiple vehicles were observed parked throughout the property on the grass. As of January 21, 2025, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 33, Section 33-17.01, R-1A, Parking on grass and sidewalks is prohibited. Chapter 33, Section 33-91.022, Parking restrictions for recreational vehicles and Chapter 33, Section 33-28, Accessory structures, (c) General requirements. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on February 24, 2025, or a fine of \$100.00 per day should be imposed beginning on February 25, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Michael Rodker, Husband to Mae Lorenzo-Durrance stated there has been financial and health issues that has prevented them from coming into compliance. He also stated he cannot find the keys for some of the vehicles. He says he does have a place he can store all his vehicles he just needs time to find the keys and move them.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on February 24, 2025, or a fine of \$100.00 per

day shall be imposed as of February 25, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for March 27, 2025.

Case # CE25-0013

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent:

DeLand Testimony: Item removed from agenda due to compliance.

Respondent Testimony:

Magistrate's Finding:

Case # CE24-1588

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that she observed the detached garage on the property is unsafe, dangerous, damaged, dilapidated and partially collapsed, therefore it is not structurally sound or in good repair. As of January 22, 2025, 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, Section 108.1.5 Dangerous structure or premises, and Chapter 3, Section 302.7 Accessory structures. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on February 24, 2025, or a fine of \$250.00 per day should be imposed beginning on February 25, 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 February 24, 2025, or a fine of \$250.00 per day shall be imposed as of February 25, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for March 27, 2025.

Case # CE24-1689

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that she observed a dilapidated fence. As of January 21, 2025, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 33, Section 33-28.06, Fences and Walls, (i) Maintenance. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on February 24, 2025, or a fine of \$100.00 per day should be imposed beginning on February 25, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on February 24, 2025, or a fine of \$100.00 per day should be imposed beginning on February 25, 2025, and continue until said violation(s) is corrected.

Case # CE24-1690

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that she observed an untagged vehicle. As of January 21, 2025, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal

Property. (6) Prima Facie Evidence of Abandonment, etc. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on February 24, 2025, or a fine of \$100.00 per day should be imposed beginning on February 25, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on February 24, 2025, or a fine of \$100.00 per day should be imposed beginning on February 25, 2025, and continue until said violation(s) is corrected.

G. OLD BUSINESS

I. Order Imposing Fine/Lien

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 Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of January 22, 2025, the property has not come into compliance. 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. A fine of \$250.00 per day should be imposed beginning January 21, 2025, 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 January 21, 2025, and continue until said violation is corrected.

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 Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of January 22, 2025, the property has not come into compliance. She recommended the property is in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-4, Lots, premises, Required to be kept clean, sanitary, Section 16-5, Unsanitary lots declared nuisance, and Section 16-30, Lot maintenance, (3) Nuisance declared. A fine of \$250.00 per day should be imposed beginning January 21, 2025, 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 January 21, 2025, and continue until said violation is corrected.

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 Officer: Richard Lovett

Appearing Respondent: Monica Angizer

DeLand Testimony: Officer Lovett testified that as of January 20, 2025, the property has not come into compliance. He 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 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. A fine of \$250.00 per day should be imposed beginning January 21, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Ms. Angizer stated she has hired a contractor and they are just waiting for the Notice of Commencement to start work.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of January 21, 2025, and continue until said violation is corrected.

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 Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of January 14, 2025, 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, 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. A fine of \$250.00 per day should be imposed beginning January 14, 2025, 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 January 14, 2025, and continue until said violation is corrected.

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 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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of January 21, 2025, 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, 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. A fine of \$250.00 per day should be imposed beginning January 21, 2025, 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 January 21, 2025, and continue until said violation is corrected.

Case # CE24-1335

Location: 101 Oak Haven Cir

Respondent: Migdalia Fontanez

Description: Grass in excess of 12 inches 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

Code Enforcement Officer: Richard Lovett

Appearing Representative: Did not appear.

DeLand Testimony: Officer Lovett testified that as of January 21, 2025, the property has not come into compliance. He recommended the property is in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance declared. A fine of \$100.00 per day should be

imposed beginning January 21, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Did not appear for testimony.

Magistrate's Finding: The property remains in violation and a fine of \$100.00 per day is hereby imposed as of January 21, 2025, and continue until said violation is corrected.

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 Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of January 21, 2025, 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, 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. A fine of \$250.00 per day should be imposed beginning January 21, 2025, 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 January 21, 2025, and continue until said violation is corrected.

Case # CE24-1371

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Duane Weldon

DeLand Testimony: Officer Lovett testified that as of January 14, 2025, 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, 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. A fine of \$250.00 per day should be imposed beginning January 14, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Weldon stated he intended on getting a permit but does not have the funds. He says he will hire an electrician when he receives his Social Security check. He also stated he is allowing a transient person to stay in the home to watch over the property.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of January 14, 2025, and continue until said violation is corrected.

Case # CE24-1695

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of January 22, 2025, 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. A fine of \$400.00 per day as a repeat violation shall be imposed beginning December 12, 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 \$400.00 per day as a repeat violation is hereby imposed as of December 12, 2024, and continue until said violation is corrected.

Case # CE25-0011

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Duane Weldon

DeLand Testimony: Officer Lovett testified that as of January 23 2025, 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, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required. A fine of \$500.00 per day as a repeat violation shall be imposed beginning January 10, 2025, and continue until said violation(s) is corrected.

Deputy Building Official Testimony: Mr. Lawton stated Engineering plans are needed for window repairs as well as a permit. Also Mr. Lawton stated Building Code

110.1 - Construction or work for which a permit is required shall be subject to inspection by the Building Official and such construction or work shall remain exposed and provided with access for inspection purposes until approved.

110.3 – The Building Official shall determine the timing and sequencing of when inspections occur and what elements are inspected at each inspection.

Respondent Testimony: Mr. Weldon stated putting up decorative bead board, finished trim or carpentry work does not require a permit. He also stated he is restoring windows, painting and repairing siding.

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 January 10, 2025, and continue until said violation is corrected.

II. **Continued Cases**

No action items.

III. **Order of Compliance**

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 Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of January 13, 2025, no fine due.

Respondent Testimony: Did not appear for testimony.

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

Case # CE24-0973

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of January 14, 2025, no fine due.

Respondent Testimony: Did not appear for testimony.

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

Case # CE24-1333

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of January 13, 2025, 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** — February 27, 2025

I. **ADJOURNMENT @ 6:32**