

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

March 27, 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**
February 27, 2025
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE24-1644

(Tab 3)

Location: 1315 E Intl Speedway Blvd

Respondent: Vassili & Nadiya Boitchouk

Description: On November 20, 2024, a City of DeLand Code Enforcement Officer was advised by City of DeLand Utility Department that the business was connected to the city sewer without an account.

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.

Parcel ID: 603401000030

Zoning: M-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1688

(Tab 4)

Location: 606 N Clara Ave

Respondent: Jonathan K Lee & Denise A Lee

Description: Work began at the property to install a metal roof but was left incomplete, permit has expired.

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: 700813010060

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0017

(Tab 5)

Location: 324 N Fairview Ave

Respondent: Scottportalhomes LLC

Description: Repair the roof to good condition free of holes and not having defects that admit rain.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304, Subsection 304.1, General, and Chapter 3, Section 304, Subsection 304.7, Roofs and drainage.

Parcel ID: 700954010350

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0081

(Tab 6)

Location: 326 W Minnesota Ave

Respondent: Robert E Feasel & Anna Kay Feasel

Description: There are multiple unpermitted/unsafe structures on the property being occupied by people.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Subsection 108.1.3, Structure unfit for human occupancy, Subsection 108.1.5, Dangerous structure or premises, 3,4,6,7, and 9. Chapter 33, Section 28, Accessory structures, Subsection 28.01, General, (a) Permit required, (b), (c), 2, 3, and Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required.

Parcel ID: 700832000190

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0086

(Tab 7)

Location: 326 W Minnesota Ave

Respondent: Robert E Feasel & Anna Kay Feasel

Description: There are accumulations of waste, yard trash, or rubble and debris all throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance declared, (a) Accumulations of waste, yard trash, or rubble and debris, (b) Accumulations of waste, yard trash, or rubble and debris that may harbor rats, snakes or other vermin, or that may contain pools of water that may serve as a breeding ground for insects or other disease vectors and Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 700832000190 **Zoning:** R-1A
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-0169 (Tab 8)

Location: 326 W Minnesota Ave

Respondent: Robert E Feasel & Anna Kay Feasel

Description: There is a bus, multiple unregistered, abandoned, junked or discarded vehicles, and trailers parked throughout the property.

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: 700832000190 **Zoning:** R-1A
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-0167 (Tab 9)

Location: 250 W Highland Ave

Respondent: Oregon LLC

Description: On February 26, 2025, a City of DeLand Code Enforcement Officer observed that the roof, flashing, and roofing components were not sound, tight and have defects that admit rain.

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, and Chapter 3, Section 304.7, Roofs and drainage.

Parcel ID: 701620030220 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order and Order Imposing Fine/Lien for Repeat Violation

Case # CE25-0168 (Tab 10)

Location: 250 W Highland Ave

Respondent: Oregon LLC

Description: On February 26, 2025, a City of DeLand Code Enforcement Officer observed electrical facilities and equipment that are not properly installed or in a safe and approved manner.

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, and Section 605.1, Electrical equipment

Parcel ID: 701620030220

Zoning: R-1

Status: Non-compliance

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

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-1317

(Tab 11)

Location: 1455 N McDonald Ave

Respondent: Flex Builders Group DeLand LLC

Description: The grass or weeds has been allowed to grow, in excess of 12 inches tall, in such manner to materially impede vision, along with accumulations of waste, yard trash, rubble and debris throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot maintenance, (3) Nuisance declared, and Chapter 33, Section 33-90.03, Streets, (o) Clear visibility triangle.

Parcel ID: 700300000040

Zoning: C-4

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE25-0020

(Tab 12)

Location: 229 W Rich Ave

Respondent: Blanche Weldon

Description: Wood replacement being done without a certificate of appropriateness from the historic board.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-34-03, Certificates of appropriateness. (a) When required. 1. A certificate of appropriateness shall be required for any of the following activities on properties within designated Historic Districts and individually designated historic properties. (a) Any material change or alteration in the exterior appearance of existing buildings objects or structures. (4) A certificate of appropriateness shall be a prerequisite to the issuance of any other permits required by law. The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits or approvals required by the City of DeLand. A building permit or other municipal permit shall be invalid if it is obtained without a certificate of appropriateness required for the proposed work.

Parcel ID: 700909000011

Zoning: R-1A&H

Status: Non-compliance

Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE25-0015

(Tab 13)

Location: 435 W Walts Ave

Respondent: Legacy Investments of Central Florida LLC

Description: The renovation to the home 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: 701710160430

Zoning: R-1

Status: Non-compliance

Order Continuing Hearing

Case # CE24-1318

(Tab 14)

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 and Section 33-91.03, (e) The term "tandem parking space".

Parcel ID: 700804050050

Zoning: R-1A

Status: Non-compliance

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE24-0346

(Tab 15)

Location: 326 S Parsons Ave

Respondent: Darayavaus C Grayon & Banae J Grayan

Description: An exterior door was installed at the property 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: 701718000090

Zoning: R-1

Compliance (No fine due)

Case # CE24-1024

(Tab 16)

Location: 630 E New York Ave

Respondent: Lucille A Clabeaux, Trustee of the Robert J Clabeaux Trust

Description: The property was uncleanly, unsanitary or unsightly by reason of unmowed grass, growth of weeds and accumulations of garbage, waste, yard trash, rubble or debris.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-5, Unsanitary lots declared nuisance and Chapter 16, Section 16-30, (3) Nuisance declared.

Parcel ID: 701646000010

Zoning: C-1

Compliance (Fine due \$25,000.00)

H. NEXT MEETING

April 24, 2025

I. ADJOURNMENT