

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

April 24, 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**

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

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0426 (Tab 3)
Location: 332 N Sans Souci Ave
Respondent: Richard W Taylor TR
Description: Photos presented confirming the rotted wood and collapsing roofing components among other things, on the structures. As such the property is in a state of disrepair and is 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.
Parcel ID: 700913020070 **Zoning:** R-1A
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE24-0321 (Tab 4)
Location: 112 N Florida Ave
Respondent: Richard Walter Taylor
Description: Photos presented confirming the damaged soffit on the property presenting a safety issue to employees and visitors.
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(8), Unsafe conditions.
Parcel ID: 700962000114 **Zoning:** C-2A&H
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE24-0506

(Tab 5)

Location: 213 W New York Ave

Respondent: West New York Ave Corp.

Description: Photos presented confirming the rotted wood and collapsing roofing components among other things, on the structures. As such the property is in a state of disrepair and is 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.

Parcel ID: 700962000109

Zoning: C-2A&H

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0005

(Tab 6)

Location: 250 W Highland Ave

Respondent: Oregon LLC

Description: The windows, doors and frames are not in sound condition, good repair and weather tight, nor are they easily openable and capable of being held in position by window hardware.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.13, Window, skylight and door frames, and Chapter 3, Section 304.13.2, Openable windows.

Parcel ID: 701620030220

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0226

(Tab 7)

Location: 250 W Highland Ave

Respondent: Oregon LLC

Description: The property contains a large amount of waste, yard trash, rubble and debris accumulated on the property.

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

Parcel ID: 701620030220

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0227

(Tab 8)

Location: 250 W Highland Ave

Respondent: Oregon LLC

Description: The water system, plumbing fixtures, and water heating appliances are unsafe and not properly installed or maintained in a safe working condition.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108, Unsafe Structures and Equipment, Section 108.1.1, Unsafe structures, Section 108.1.2, Unsafe equipment, Chapter 5, Section 504.1, General, Section 504.3, Plumbing system hazards, Chapter 5, Section 505.1, General, Section 505.4, Water heating facilities, and Chapter 6, Section 603.1, Mechanical appliances.

Parcel ID: 701620030220

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0168

(Tab 9)

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

AMENDED 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 # CE24-1644

(Tab 10)

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

Order Imposing Fine/Lien

Case # CE24-1688

(Tab 11)

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

Order Imposing Fine/Lien

Case # CE25-0017

(Tab 12)

Location: 324 N Fairview Ave

Respondent: Scottportalthomes 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

Order Imposing Fine/Lien

II. CONTINUED CASES

No action items

III. ORDER OF COMPLIANCE

Case # CE24-1588

(Tab 13)

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

Compliance (Fine due \$8,750.00)

Case # CE24-1594 (Tab 14)

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

Compliance (Fine Due \$19,250.00)

Case # CE25-0015 (Tab 15)

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

Compliance (No fine due)

Case # CE25-0168 (Tab 16)

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,

