

City of DeLand



Condemnation Special Magistrate

C. Epperson Special Magistrate

February 27, 2025
Hearing Minutes

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

A. CALL TO ORDER AT 3:00 PM

B. PLEDGE OF ALLEGIANCE

C. FORMAT FOR PROCEEDINGS

D. APPROVAL OF MINUTES

No action items

E. SWEARING IN OF WITNESSES:

Richard Lovett, Code Enforcement Manager

Amber Parker, Code Enforcement Officer

Bethzaida Delgado, Code Enforcement Officer

Larry Hites, Chief Building Official

William Lawton, Deputy Building Official

Jank Xiques, Representative

John Helmick, Representative

OTHERS PRESENT:

Christina Epperson, Special Magistrate

Darren Elkind, City Attorney

F. NEW BUSINESS

Order of Condemnation

Case # CE25-0023

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that the building is in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances. Deputy Building Official William Lawton also testified the reasons the structure is unsafe and needs to be condemned.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Ordered the property is in violation. The property is to come into compliance on or before 5:00 p.m. April 21, 2025, or the Magistrate will sign an order of abatement or condemnation unless the violation(s) is corrected.

Case # CE25-0025

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that the building is in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances. Deputy Building Official William Lawton also testified the reasons the structure is unsafe and needs to be condemned.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Ordered the property is in violation. The property is to come into compliance on or before 5:00 p.m. April 21, 2025, or the Magistrate will sign an order of abatement or condemnation unless the violation(s) is corrected.

Case # CE25-0050

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that the building is in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances. Deputy Building Official William Lawton also testified the reasons the structure is unsafe and needs to be condemned.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Ordered the property is in violation. The property is to come into compliance on or before 5:00 p.m. April 21, 2025, or the Magistrate will sign an order of abatement or condemnation unless the violation(s) is corrected.

Case # CE25-0051

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that the building is in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances. Deputy Building Official William Lawton also testified the reasons the structure is unsafe and needs to be condemned.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Ordered the property is in violation. The property is to come into compliance on or before 5:00 p.m. April 21, 2025, or the Magistrate will sign an order of abatement or condemnation unless the violation(s) is corrected.

Case # CE25-0052

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

Code Enforcement: Bethzaida Delgado

Appearing Representative: John Helmick

DeLand Testimony: Officer Delgado testified that the building is in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances. Deputy Building Official William Lawton also testified the reasons the structure is unsafe and needs to be condemned.

Representative Testimony: Mr. Helmick stated he is the CEO of Gorilla Capital. He stated he has never seen anything worse. He wants to do the right thing and bring the property into compliance.

Magistrate's Finding: Ordered the property is in violation. The property is to come into compliance on or before 5:00 p.m. April 21, 2025, or the Magistrate will sign an order of abatement or condemnation unless the violation(s) is corrected.

Case # CE25-0066

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

Code Enforcement: Amber Parker

Appearing Representative: Jank Xiques

DeLand Testimony: Officer Parker testified that the building is in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances. Chief Building Official Larry Hites also testified there has been work done without permits and the reasons the structure is unsafe and has life safety concerns, and needs to be condemned.

Representative Testimony: Mr. Xiques stated he has not touched the foundation. He also stated he did not do any work, only drywall over wood and replaced windows. He has hired a General Contractor, Vista Construction that will be doing the repairs on the home. Mr Xiques also stated he will be submitting an engineer report on Monday 03/03/2025.

Magistrate's Finding: Ordered the property is in violation. The property is to come into compliance on or before 5:00 p.m. April 21, 2025, or the Magistrate will sign an order of abatement or condemnation unless the violation(s) is corrected.

Case # CE25-0067

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

Code Enforcement: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that the building is in violation of City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3). Sanitary public nuisances. Deputy Building Official William Lawton also testified the reasons the structure is unsafe and needs to be condemned.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Ordered the property is in violation. The property is to come into compliance on or before 5:00 p.m. April 21, 2025, or the Magistrate will sign an order of abatement or condemnation unless the violation(s) is corrected.

G. OLD BUSINESS

I. Order Imposing Fine/Lien

No action items

II. Continued Cases

No action items

III. Order of Compliance

No action items

IV. Lien Reduction

No action items

H. NEXT MEETING DATE — April 24, 2025

I. ADJOURNMENT @ 4:12 PM