

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

April 24, 2025
Hearing Minutes

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

A. CALL TO ORDER AT 5:45 PM

B. PLEDGE OF ALLEGIANCE

C. FORMAT FOR PROCEEDINGS

D. APPROVAL OF MINUTES

March 27, 2025

E. SWEARING IN OF WITNESSES:

Richard Lovett, Code Enforcement Manager

Amber Parker, Code Enforcement Officer

Bethzaida Delgado, Code Enforcement Officer

Jonathan Lee, Respondent

Denise Lee, Respondent

OTHERS PRESENT:

Julie Zolty, Special Magistrate

Matthew Branz, City Attorney

F. NEW BUSINESS

Removed From Agenda by Code Officer

CE23-0426

CE24-0321

CE24-0506

CE25-0005

CE25-0226

CE25-0227

Finding of Facts, Conclusions of Law Order

Case # CE25-0168

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

Code Enforcement: Amber Parker

Appearing Representative: Did not appear.

DeLand Testimony: Officer Parker testified order to be amended from previous Hearing due to scrivener's error.

Representative Testimony: Did not appear for testimony.

Magistrate's Finding: Order Amended.

G. OLD BUSINESS

I. Order Imposing Fine/Lien

Case # CE24-1644

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified the property was brought into compliance as of April 21, 2025, no fine due.

Representative Testimony: Did not appear for testimony.

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

Case # CE24-1688

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Jonathan and Denise Lee

DeLand Testimony: Officer Delgado testified that as of April 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on April 30, 2025, or a fine of \$100.00 per day should be imposed beginning on May 01, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr and Mrs. Lee agreed to the amended compliance date of April 30,2025.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on April 30, 2025, or a fine of \$100.00 per day shall be imposed as of May 01, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for May 22, 2025.

Case # CE25-0017

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

Parcel ID: 700954010350 **Zoning:** R-1

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of April 22, 2025, the property has not come into compliance. She 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 3, Section 304.1, General and Chapter 3, Section 304.7, Roofs and drainage. A fine of \$150.00 per day should be imposed beginning April 22, 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 \$150.00 per day is hereby imposed as of April 22, 2025, and continue until said violation is corrected.

II. **Continued Cases**

No action items

III. **Order of Compliance**

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 Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of April 1, 2025, fine due \$8,750.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due 8,750.00.

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: Property was brought into compliance as of April 08, 2025, fine due \$19,250.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$19,250.00.

Case # CE25-0015

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

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

Respondent Testimony: Did not appear for testimony.

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

Case # CE25-0168

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

Code Enforcement Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of March 28, 2025, fine due \$15,000.00.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Order of Compliance entered, fine due \$15,000.00.

Case # CE25-0169

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of April 07, 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 – May 22, 2025

I. ADJOURNMENT @ 6:08