

# City of DeLand



## Code Enforcement Special Magistrate

**C. Epperson** ..... Special Magistrate

**June 26, 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  
May 22, 2025
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

I. **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

**Case # CE24-0274** (Tab 3)  
**Location:** 250 Jackson Loop  
**Respondent:** Michael Jay Allen & Ramona L Allen  
**Description:** A required canopy tree, part of the original front yard landscape requirements, was removed without being replaced.  
**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 33-57.07, Minimum requirements. (a) Minimum tree coverage, 1 and 2.  
**Parcel ID:** 702608000290      **Zoning:** PD  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE24-0515** (Tab 4)  
**Location:** 426 N Adelle Ave  
**Respondent:** Sweet Adelle 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:** 700831010160      **Zoning:** R-1B  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE24-1048** (Tab 5)  
**Location:** 513 N Stone St

**Respondent:** Norma Gilli-Callahan

**Description:** A structure on the property has rotted wood and collapsing roofing components. As such the property is in a state of disrepair and is unsafe.

**Violation:** City of DeLand Code of Ordinances; International Property Maintenance Code, Chapter 3, Section 304.1, General and, Section 304.4, Structural members.

**Parcel ID:** 700819000130                      **Zoning:** R-1B

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE24-1234**

(Tab 6)

**Location:** 1110 E New York Ave

**Respondent:** Realty Income Properties 13

**Description:** A wood fence was installed 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:** 701500000660                      **Zoning:** C-2

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE25-0056**

(Tab 7)

**Location:** 1109 Lindley Cove Cir

**Respondent:** Vincenzo & Melissa Scorpio

**Description:** The pergola 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:** 700310000050                      **Zoning:** VC-RR

**Status:** Non-compliance

**Findings of Fact, Conclusions of Law and Order**

**Case # CE25-0247**

(Tab 8)

**Location:** 123 W Euclid Ave

**Respondent:** David Jackson

**Description:** The roof is in disrepair 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, Section 304.1.1, Unsafe conditions, and Section 304.7, Roofs and drainage.

**Parcel ID:** 701620040150                      **Zoning:** C-2  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE25-0290** (Tab 9)  
**Location:** 123 W Euclid Ave  
**Respondent:** David Jackson  
**Description:** The windows and frames are in disrepair, not in sound condition, good repair or weather tight.  
**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, door frames, and Chapter 3, Section 304.13.2, Openable windows.

**Parcel ID:** 701620040150                      **Zoning:** C-2  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**Case # CE25-0333** (Tab 10)  
**Location:** 1520 S Woodland Blvd  
**Respondent:** Yuma Investment Group LLC  
**Description:** U-Haul vehicles are being rented and stored in a zoning district that does not allow the rental and/or storage of trucks and heavy equipment.  
**Violation:** City of DeLand Code of Ordinances; Chapter 33, Section 33-16.03, Restrictions upon land, buildings and structures.

**Parcel ID:** 702109000041                      **Zoning:** C-2  
**Status:** Non-compliance  
**Findings of Fact, Conclusions of Law and Order**

**G. OLD BUSINESS**

**I. ORDER IMPOSING FINE HEARING**

**Case # CE25-0324** (Tab 11)  
**Location:** 503 E Beresford Ave  
**Respondent:** Willie J Johnson Est  
**Description:** The premises contains electrical that is not installed or maintained 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, Chapter 6, Section 604.1, Facilities required, and Chapter 6, Section 605.1, Installation.

**Parcel ID:** 700902480011                      **Zoning:** R-1A

**Status:** Non-compliance

**Order Imposing Fine/Lien**

**Case # CE25-0336** (Tab 12)

**Location:** 503 E Beresford Ave

**Respondent:** Willie J Johnson Est

**Description:** The property does not have a proper water supply service.

**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 and Chapter 5, Section 505.3, Supply.

**Parcel ID:** 700902480011                      **Zoning:** R-1A

**Status:** Non-compliance

**Order Imposing Fine/Lien**

**Case # CE25-0338** (Tab 13)

**Location:** 503 E Beresford Ave

**Respondent:** Willie J Johnson Est

**Description:** The property contains accessory structures and door alterations that were constructed 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 and Chapter 33, Section 33-28.01, General standards and requirements, (a) Permit required.

**Parcel ID:** 700902480011                      **Zoning:** R-1A

**Status:** Non-compliance

**Order Imposing Fine/Lien**

**Case # CE25-0339** (Tab 14)

**Location:** 503 E Beresford Ave

**Respondent:** Willie J Johnson Est

**Description:** The property contains dismantled, partly dismantled, nonoperative, or discarded personal property and accumulations of waste, yard trash, or rubble and debris.

**Violation:** City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot maintenance. (3) Nuisance declared, Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited, Chapter 33, Section 33-28.06, Fences and Walls. (i) Maintenance, and International Property

Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 302.7, Accessory structures.

**Parcel ID:** 700902480011                      **Zoning:** R-1A

**Status:** Non-compliance

**Order Imposing Fine/Lien**

**Case # CE25-0364** (Tab 15)

**Location:** 503 E Beresford Ave

**Respondent:** Willie J Johnson Est

**Description:** The exterior of the structure is not maintained in good repair, structurally sound and sanitary, therefore it is unsafe.

**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, Section 304.1.1, Unsafe conditions, Section 304.6, Exterior walls, and Section 304.8, Decorative features.

**Parcel ID:** 700902480011                      **Zoning:** R-1A

**Status:** Non-compliance

**Order Imposing Fine/Lien**

**Case # CE25-0366** (Tab 16)

**Location:** 503 E Beresford Ave

**Respondent:** Willie J Johnson Est

**Description:** The windows and doors are boarded and have bars on them that prevent adequate ingress and egress to the structure, and they are not in sound condition, good repair and weather tight.

**Violation:** City of DeLand Code of Ordinances; Chapter 25A, Section 25A-6, Sanitary public nuisances, International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 2, Section 101.3 Intent, Chapter 3, Section 304.15, Doors, and Chapter 3, Section 304.13, Window, skylight and door frames.

**Parcel ID:** 700902480011                      **Zoning:** R-1A

**Status:** Non-compliance

**Order Imposing Fine/Lien**

**Case # CE25-0359** (Tab 17)

**Location:** 1315 E Intl Speedway Blvd

**Respondent:** Vassili & Nadiya A Boitchouk

**Description:** The property owner has failed to provide solid waste service as required by a solid waste collection service rendered, arranged for or otherwise authorized by the city.

**Violation:** City of DeLand Code of Ordinances; Chapter 15, Section 15-10, Service charge.

**Parcel ID:** 603401000030                      **Zoning:** M-1  
**Status:** Non-compliance  
**Order Imposing Fine/Lien**

**Case # CE25-0361** (Tab 18)  
**Location:** 1315 E Intl Speedway Blvd  
**Respondent:** Vassili & Nadiya A Boitchouk  
**Description:** The backflow prevention device has been removed from the potable water line to the commercial property.  
**Violation:** City of DeLand Code of Ordinances; Chapter 30, Section 30-57, Cross connection control program.  
**Parcel ID:** 603401000030                      **Zoning:** M-1  
**Status:** Non-compliance  
**Order Imposing Fine/Lien**

## II. CONTINUED CASES

**Case # CE25-0081** (Tab 19)  
**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 33-28.01, 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  
**Order Continuing Hearing**

**Case # CE25-0086** (Tab 20)  
**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 16-30, 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 21-01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited.

**Parcel ID:** 700832000190

**Zoning:** R-1A

**Status:** Non-compliance

**Order Continuing Hearing**

**III. ORDER OF COMPLIANCE**

No action item

**IV. LIEN REDUCTION**

No action item

**H. NEXT MEETING**

July 24, 2025

**I. ADJOURNMENT**