

City of DeLand



Code Enforcement Special Magistrate

J. Zolty Special Magistrate

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

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE25-0004 (Tab 3)
Location: 803 E Wisconsin Ave
Respondent: Angela Marie Delvecchio
Description: An accessory structure was installed on the property without the required permit and meeting the required standards.
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, (a) Permit required (c) General requirements, 3. and 4.
Parcel ID: 701013010460 **Zoning:** R-1B
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-0157 (Tab 4)
Location: 1368 Hendren Dr
Respondent: Charlene Trullinger Trust
Description: A 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, and Chapter 33-28, Accessory structures, Section 33-28.01, General standards and requirements. (a) Permit required.
Parcel ID: 700309000570 **Zoning:** R-1B
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-0274

(Tab 5)

Location: 1329 N Woodland Blvd

Respondent: Terps Acquisitions DL, LLC

Description: The 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, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General, Section 304.1.1, Unsafe conditions, Section 304.4, Structural members, and Section 304.7, Roofs and drainage.

Parcel ID: 700409000010

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-0274

(Tab 6)

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

Order Imposing Fine/Lien

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

Order Imposing Fine/Lien

Case # CE25-0333

(Tab 8)

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

Order Imposing Fine/Lien

Case # CE25-0359

(Tab 9)

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

II. CONTINUED CASES

Case # CE24-0515

(Tab 10)

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

Order Continuing Hearing

Case # CE24-1048

(Tab 11)

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, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.1, General and, Section 304.4, Structural members.

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

Status: Non-compliance

Order Continuing Hearing

Case # CE25-0247

(Tab 12)

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

Order Continuing Hearing

Case # CE25-0290

(Tab 13)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE25-0081

(Tab 14)

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

Compliance (no fine due)

Case # CE25-0086 (Tab 15)

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

Compliance (no fine due)

Case # CE24-1234 (Tab 16)

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

Compliance (no fine due)

IV. LIEN REDUCTION

No action item

H. NEXT MEETING

August 28, 2025

I. ADJOURNMENT