

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

June 26, 2025
Hearing Minutes

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

A. CALL TO ORDER AT 5:00 PM

B. PLEDGE OF ALLEGIANCE

C. FORMAT FOR PROCEEDINGS

D. APPROVAL OF MINUTES

May 22, 2025

E. SWEARING IN OF WITNESSES:

Amber Parker, Code Enforcement Officer
Bethzaida Delgado, Code Enforcement Officer
Richard Lovett, Code Enforcement Manager
Joe Levrault, Chief Building Official
Chris Jackson, City Arborist Inspector
Allen Johnson, Representative
David Jackson, Respondent
Demarkis Johnson, Representative
Darnell Johnson, Representative
Angel Galentine, Representative
Sara Meyers, Representative
Matthew Branz, Witness

OTHERS PRESENT:

Christina Epperson, Special Magistrate
Matthew Branz, City Attorney

F. NEW BUSINESS

Finding of Facts, Conclusions of Law Order

Case # CE24-0274

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that a canopy tree was removed without being replaced. As of June 23, 2025, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 33, Section 33-57.07, Minimum requirements. (a) Minimum tree coverage, 1 and 2. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on July 21, 2025, or a fine of \$100.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

City Arborist: Mr. Jackson stated per the canopy tree requirement the Multi Stem Crape Myrtle or the Robelini Palm does not meet the requirements.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$100.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

Case # CE24-0515

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

Code Enforcement: Richard Lovett

Appearing Representative: Allen Johnson

DeLand Testimony: Officer Lovett testified that there were renovations done to the home without the required permit(s). As of June 26, 2025, the property has not come into compliance. He recommended that 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 July 21, 2025, or a fine of \$250.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Johnson stated he has applied for the permit, he is just waiting for the Engineer to provide plans.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$250.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is

corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

Case # CE24-1048

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

Code Enforcement: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that the property has rotted wood and collapsing roofing components. As of June 26, 2025, the property has not come into compliance. He recommended that the property is in violation of City of DeLand Code of Ordinances; International Property Maintenance Code, Chapter 3, Section 304.1, General and, Section 304.4, Structural members. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on July 21, 2025, or a fine of \$250.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$250.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

Case # CE24-1234

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

Code Enforcement: Amber Parker

Appearing Representative: Angel Galentine and Sara Meyers

DeLand Testimony: Officer Parker testified that a wood fence was installed without the required permit. As of June 25, 2025, the property has not come into compliance. She recommended that 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 July 21, 2025, or a fine of \$250.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Ms. Galentine and Ms. Meyers, employees of the store stated that they are unaware of the fence violations. They stated the only thing they are aware of is that there was storm damage to the fence and it was replaced.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$250.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

Case # CE25-0056

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

Code Enforcement: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified a pergola was constructed without the required permit. As of June 26, 2025, the property has not come into compliance. He recommended that 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 July 21, 2025, or a fine of \$250.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$250.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

Case # CE25-0247

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: David Jackson

DeLand Testimony: Officer Delgado testified that the roof is in disrepair having defects that admit rain. As of June 24, 2025, the property has not come into compliance. She recommended that 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, Section 304.1.1, Unsafe conditions, and Section 304.7, Roofs and drainage. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on July 21, 2025, or a fine of \$100.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Jackson stated he has not lived in the house for a few years. The previous people living in the house trashed it and he has since kicked them out. He also stated he does not have the funds to repair the house right now. He has hospital bills and once they are paid, he will repair the house.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$100.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

Case # CE25-0290

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: David Jackson

DeLand Testimony: Officer Delgado testified that the windows and frames are in disrepair, not in sound condition, good repair or weather tight. As of June 24, 2025, the property has not come into compliance. She recommended that 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 304.13, Window, skylight, door frames, and Chapter 3, Section 304.13.2, Openable windows. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on July 21, 2025, or a fine of \$100.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Jackson stated the neighbors tree fell through the window and he does not have the funds to repair it right now.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$100.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

Case # CE25-0333

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

Code Enforcement: Richard Lovett

Appearing Representative: Demarkis Johnson

DeLand Testimony: Officer Lovett testified that 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. As of June 26, 2025, the property has not come into compliance. He recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 33, Section 33-16.03, Restrictions upon land, buildings and structures. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on July 21, 2025, or a fine of \$250.00 per day should be imposed beginning on July 22, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Johnson stated he only does minor repairs. He says he stopped renting U-Hauls on March 10, 2025. He also testified phone number 407-906-7911 was his phone number and 386-473-1883 is the number for Signature Auto Sales. He also stated he has a Business Tax Receipt from The City for Minor Roadside Repair so he thought he was allowed to work on vehicles at the business.

Witness Testimony: Mr. Branz was sworn in and stated on April 16, 2025, he rented a U-Haul from this location. Once he arrived to pick up the U-Haul rental there was difficulty obtaining a key for the vehicle. Mr. Branz identified Mr.

Johnson as the person who showed up on behalf of the U-Haul rental company to provide the key.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on July 21, 2025, or a fine of \$250.00 per day shall be imposed as of July 22, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for July 24, 2025.

G. OLD BUSINESS

I. Order Imposing Fine/Lien

Case # CE25-0324

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

Code Enforcement Officer: Amber Parker

Appearing Representative: Darnell Johnson

DeLand Testimony: Officer Parker testified that as of June 17, 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 6, Section 601.2, Responsibility, Chapter 6, Section 604.1, Facilities required, and Chapter 6, Section 605.1, Installation. A fine of \$250.00 per day should be imposed beginning June 06, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Johnson stated he was released from prison on October 01, 2024 and this was the state of the house when he returned. He also stated his brother received \$19,000.00 in FEMA money to repair the house and the work was never done. Also stated the house was built in 1947 and there is nothing wrong with the electrical.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of June 06, 2025, and continue until said violation is corrected.

Case # CE25-0336

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

Code Enforcement Officer: Amber Parker

Appearing Representative: Darnell Johnson

DeLand Testimony: Officer Parker testified that as of June 17, 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 5, Section 501.2, Responsibility and Chapter 5, Section 505.3, Supply. A fine of \$250.00 per day should be imposed beginning June 06, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Johnson stated due to the fact the house is in his deceased fathers name he is unable to turn the water on in his name. He also stated he will start making phone calls to start the process of restoring water.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of June 06, 2025, and continue until said violation is corrected.

Case # CE25-0338

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

Code Enforcement Officer: Amber Parker

Appearing Representative: Darnell Johnson

DeLand Testimony: Officer Parker testified that as of June 17, 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 and Chapter 33, Section 33-28.01, General standards and requirements, (a) Permit required. A fine of \$250.00 per day should be

imposed beginning June 06, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Johnson stated his father built one of the structures many years ago to store his lawn equipment.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of June 06, 2025, and continue until said violation is corrected.

Case # CE25-0339

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

Code Enforcement Officer: Amber Parker

Appearing Representative: Darnell Johnson

DeLand Testimony: Officer Parker testified that as of June 17, 2025, the property has not come into compliance. She recommended the property is in violation of 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. A fine of \$250.00 per day should be imposed beginning June 06, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Johnson stated the police knocked the fence down when he was eight years old during a police chase through their yard and it has been broken ever since.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of June 06, 2025, and continue until said violation is corrected.

Case # CE25-0364

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

Code Enforcement Officer: Amber Parker

Appearing Representative: Darnell Johnson

DeLand Testimony: Officer Parker testified that as of June 17, 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, Section 304.1.1, Unsafe conditions, Section 304.6, Exterior walls, and Section 304.8, Decorative features. A fine of \$250.00 per day should be imposed beginning June 06, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Johnson stated he does not want to lose the property but there is no saving the structure.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of June 06, 2025, and continue until said violation is corrected.

Case # CE25-0366

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

Code Enforcement Officer: Amber Parker

Appearing Representative: Darnell Johnson

DeLand Testimony: Officer Parker testified that as of June 17, 2025, the property has not come into compliance. She recommended the property is in violation of 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. A fine of \$250.00 per day should be imposed beginning June 06, 2025, and continue until said violation(s) is corrected.

Respondent Testimony: Mr. Johnson stated he has no comment.

Magistrate's Finding: The property remains in violation and a fine of \$250.00 per day is hereby imposed as of June 06, 2025, and continue until said violation is corrected.

Case # CE25-0359

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of June 23, 2025, the property has not come into compliance. Requested the case be continued until the July 24, 2025 hearing to allow the respondent more time for compliance.

Respondent Testimony: Did not appear for testimony.

Magistrate's Finding: Continued case until the July 24,2025 hearing.

Case # CE25-0361

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

Code Enforcement Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of June 23, 2025, the property has not come into compliance. He recommended the property is in violation of City of DeLand Code of Ordinances; Chapter 15, Section 15-10, Service charge. A fine of \$250.00 per day should be imposed beginning June 24, 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 \$250.00 per day is hereby imposed as of June 24, 2025, and continue until said violation is corrected.

II. **Continued Cases**

Case # CE25-0081

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado requested the case to be continued to the July 24, 2025 hearing to allow time for the owner to obtain the required permits.

Representative Testimony: Did not appear for testimony.

Magistrate's Finding: The case was continued to the July 24, 2025 hearing.

Case # CE25-0086

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado requested the case to be continued to the July 24, 2025 hearing to allow time for the owner to obtain the required permits.

Representative Testimony: Did not appear for testimony.

Magistrate's Finding: The case was continued to the July 24, 2025 hearing.

III. **Order of Compliance**

No action item

IV. **Lien Reduction**

No action item

H. NEXT MEETING DATE – July 24, 2025

I. ADJOURNMENT @ 6:37pm