

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

August 28, 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
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

July 24, 2025

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE23-0672

(Tab 3)

Location: 1601 N Woodland Blvd

Respondent: Global Links Investment Group LLC

Description: The doors and windows on the property have been boarded for more than a year.

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 7-3(a), Vacant structures.

Parcel ID: 603306010010

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE24-1740

(Tab 4)

Location: 251 S Virginia Ave

Respondent: Ada Ramos

Description: An accessory structure was constructed on the property without the required permit and without meeting the required setbacks.

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, Chapter 33, Section 33-28.01, General standards and requirements. (a) Permit required, and (c) General requirements.

Parcel ID: 701504020260

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0010

(Tab 5)

Location: 321 W Walts

Respondent: Luisa Hernandez

Description: The renovation of the home was started 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: 701710150200

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0083

(Tab 6)

Location: 502 S High St

Respondent: Karen Lambdin Arthur

Description: A commercial utility trailer continues to be parked in the R-1A zoning district.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-91.021, Parking restrictions for commercial vehicles. (a) Residential and professional-residential districts.

Parcel ID: 701721000040

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0659

(Tab 7)

Location: 520 S Kentucky Ave

Respondent: 16372 Brisk Breeze Alley LLC

Description: An unpermitted fence has been installed on the property without meeting the height and setback requirements.

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, Chapter 33, Section 33-28.01, General standards and requirements. (a) Permit required, and Section 33-28.06, Fences and Walls. (d) Height restrictions.

Parcel ID: 701632030060

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0674

(Tab 8)

Location: 738 N Sans Souci Ave

Respondent: Julie E Capuder

Description: The grass is over 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16 30, Lot Maintenance, (3) Nuisance Declared. (c) Grass or weeds in excess of 12 inches tall, and Chapter 16, Section 16-4, Lots, premises.

Parcel ID: 700925000530 **Zoning:** R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0704

(Tab 9)

Location: 798 S High St

Respondent: Bethel A M E Church

Description: The grass or weeds are in excess of 12 inches tall throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared. (c) Grass or weeds in excess of 12 inches tall and Chapter 16, Section 16-4, Lots, premises.

Parcel ID: 701733020230 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0794

(Tab 10)

Location: 633 S High St

Respondent: Janiece Shee-Anna Henry

Description: The property contains a pile of waste, yard trash, rubble and debris on the side of the house.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared. (a) and (b).

Parcel ID: 701723000530 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0795

(Tab 11)

Location: 633 S High St

Respondent: Janiece Shee-Anna Henry

Description: The property contains an abandoned or junked vehicle, without a license plate for the current.

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited, and (6) Prima Facie Evidence of Abandonment, etc.

Parcel ID: 701723000530 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0541

(Tab 12)

Location: 340 W Rich Ave

Respondent: Karen Gilbert

Description: The structure on the property has rotted wood. 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 304.6, Exterior walls.

Parcel ID: 700843080053 **Zoning:** R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0545

(Tab 13)

Location: 340 W Rich Ave

Respondent: Karen Gilbert

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: 700843080053 **Zoning:** R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0546

(Tab 14)

Location: 340 W Rich Ave

Respondent: Karen Gilbert

Description: Conex box has been placed on the property without a 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: 700843080053 **Zoning:** R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE25-0004

(Tab 15)

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

Order Imposing Fine/Lien

Case # CE25-0715

(Tab 16)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The property is not clean, sanitary, or sightly, and contains waste, yard trash, rubble, and debris, as well as, unmowed grass or weeds in excess of 12 inches tall.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared, and Chapter 16, Section 16-4, Lots, premises.

Parcel ID: 701505000350

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order Imposing Fine/Lien for Repeat Violation

II. CONTINUED CASES

Case # CE24-1048

(Tab 17)

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 # CE25-0274

(Tab 18)

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

Order Continuing Hearing

III. **ORDER OF COMPLIANCE**

Case # CE23-0566

(Tab 19)

Location: 201 E New Hampshire Ave

Respondent: Monica Angizer

Description: Home was in a state of disrepair.

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. The roof and walls of the home should be free from holes, cracks or breaks and loose or rotting material.

Parcel ID: 702100000580

Zoning: VC:R-6

Compliance (fine due \$13,000.00)

Case # CE24-0515

(Tab 20)

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

Compliance (no fine due)

Case # CE24-1335

(Tab 21)

Location: 101 Oak Haven Cir

Respondent: Migdalia Fontanez

Description: Grass in excess of 12" on the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance declared.

Parcel ID: 702814000740 **Zoning:** PD

Compliance (fine due \$14,200.00)

IV. LIEN REDUCTION

No action item

H. NEXT MEETING

September 25, 2025

I. ADJOURNMENT