

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

September 25, 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**
August 28, 2025
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE25-0663 (Tab 3)
Location: 532 E Rich Ave
Respondent: John Christopher Rich Est
Description: The grass is 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: 700959000070 **Zoning:** R-12
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-0676 (Tab 4)
Location: 411 W Howry Ave
Respondent: Charles Harris & Tara Harris
Description: Conex box being used as an accessory structure 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, Chapter 33, Section 33-28.01 General standards and requirements, Section 33-28.04, (5), Storage buildings, utility buildings, and greenhouses.
Parcel ID: 701721000040 **Zoning:** R-1A
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-0860

(Tab 5)

Location: 732 Cox St

Respondent: Agnes Kincaid

Description: A house fire damaged the integrity of the structure. The property is unsafe.

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 108.1.3, Structure unfit for human occupancy, 3., Chapter 3, Section 301.2, Responsibility, Section 304.6, Exterior walls, and Chapter 25, Section 25-A-6 (c) (3), Sanitary public nuisances.

Parcel ID: 701501030180

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE23-0672

(Tab 6)

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

Order Imposing Fine/Lien

Case # CE25-0247

(Tab 7)

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 Imposing Fine/Lien

Case # CE25-0290

(Tab 8)

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 Imposing Fine/Lien

Case # CE25-0659

(Tab 9)

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

Order Imposing Fine/Lien

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

Order Imposing Fine/Lien

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

Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE25-0010

(Tab 12)

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

Order Continuing Hearing

Case # CE25-0541

(Tab 13)

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

Order Continuing Hearing

Case # CE25-0545

(Tab 14)

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

Order Continuing Hearing

Case # CE25-0546

(Tab 15)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE25-0704

(Tab 16)

Location: 798 S High St

Respondent: Bethel A M E Church

Description: The grass or weeds were 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

Compliance (no fine due)

IV. LIEN REDUCTION

No action item

H. NEXT MEETING

October 23, 2025

I. ADJOURNMENT