

# City of DeLand



## Code Enforcement Special Magistrate

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

**August 28, 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**

July 24, 2025

**E. SWEARING IN OF WITNESSES:**

Amber Parker, Code Enforcement Officer

Richard Lovett, Code Enforcement Manager

Juana Nuesi, Respondent

Luisa Hernandez, Respondent

Luis Overa, Representative

Karen Gilbert, Respondent

**OTHERS PRESENT:**

Christina Epperson, Special Magistrate

Matthew Branz, City Attorney

**F. NEW BUSINESS**

**Finding of Facts, Conclusions of Law Order**

**Case #** CE23-0672

**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

**Code Enforcement:** Richard Lovett

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Officer Lovett testified that the doors and windows on the property have been boarded for more than a year. As of August 28, 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 7-3(a), Vacant structures. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on September 22, 2025, or a fine of \$250.00

per day should be imposed beginning on September 23, 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 September 22, 2025, or a fine of \$250.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE24-1740**

**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

**Code Enforcement:** Amber Parker

**Appearing Representative:** Did not appear

**DeLand Testimony:** Case was not heard and pulled from the agenda.

**Representative Testimony:** Did not appear for testimony.

**Magistrate's Finding:**

**Case # CE25-0010**

**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

**Code Enforcement:** Richard Lovett

**Appearing Respondent:** Luisa Hernandez and Luis Overa, Son

**DeLand Testimony:** Officer Lovett testified that the renovation of the home was started without the required permit(s). As of August 28, 2025, the property has not come into compliance. He recommended that the property be found 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 September 22, 2025, or a fine of \$250.00

per day should be imposed beginning on September 23, 2025, and continue until said violation(s) is corrected.

**Respondent Testimony:** Mr. Overa translated and spoke for his Mother Ms. Hernandez. He stated they are remodeling the home and working on getting a permit.

**Magistrate's Finding:** The property is in violation, and is to come into compliance on or before 5:00 p.m. on September 22, 2025, or a fine of \$250.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE25-0083**

**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

**Code Enforcement:** Amber Parker

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Case was not heard and pulled from the agenda.

**Respondent Testimony:** Did not appear for testimony.

**Magistrate's Finding:**

**Case # CE25-0659**

**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

**Code Enforcement:** Amber parker

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Officer Parker testified that an unpermitted fence has been installed on the property without meeting the height and setback requirements. As of August 20, 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, Chapter 33, Section 33-28.01, General standards and requirements. (a) Permit required, and Section 33-28.06, Fences and Walls. (d) Height restrictions. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on September 22, 2025, or a fine of \$150.00 per day should be imposed beginning on September 23, 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 September 22, 2025, or a fine of \$150.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE25-0674**

**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

**Code Enforcement:** Bethzaida Delgado

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Case was not heard and pulled from the agenda.

**Respondent Testimony:** Did not appear for testimony.

**Magistrate's Finding:**

**Case # CE25-0704**

**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

**Code Enforcement:** Bethzaida Delgado

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** A Code Enforcement Officer testified that the grass or weeds are in excess of 12 inches tall throughout the property. As of August 26, 2025, the property has not come into compliance. The Code Enforcement Officer

recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on September 22, 2025, or a fine of \$100.00 per day should be imposed beginning on September 23, 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 September 22, 2025, or a fine of \$100.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE25-0794**

**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

**Code Enforcement:** Amber parker

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Officer Parker testified that the property contains a pile of waste, yard trash, rubble and debris on the side of the house. As of August 26, 2025, the property has not come into compliance. She recommended that the property is in violation of City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared. (a) and (b). The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on September 22, 2025, or a fine of \$100.00 per day should be imposed beginning on September 23, 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 September 22, 2025, or a fine of \$100.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE25-0795**

**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 year.

**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

**Code Enforcement:** Amber parker

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Officer Parker testified that the property contains an abandoned or junked vehicle, without a license plate for the current year. As of August 26, 2025, the property has not come into compliance. She recommended that the property is in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on September 22, 2025, or a fine of \$150.00 per day should be imposed beginning on September 23, 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 September 22, 2025, or a fine of \$150.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE25-0541**

**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

**Code Enforcement:** Richard Lovett

**Appearing Respondent:** Karen Gilbert

**DeLand Testimony:** Officer Lovett testified that the structure on the property has rotted wood. As such, the property is in a state of disrepair and is unsafe. As of August 28, 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, 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on September 22, 2025, or a fine of \$250.00 per day should be imposed beginning on September 23, 2025, and continue until said violation(s) is corrected.

**Respondent Testimony:** Ms. Gilbert stated she has had a series of unfortunate life circumstances. She has incurred additional expenses due to having to move out of the house, the house being broken into multiple times and going through medical treatments for a year. She wants to maintain the house and bring it back to the original state. She has had two General Contractors give her quotes for doing the work.

**Magistrate's Finding:** The property is in violation, and is to come into compliance on or before 5:00 p.m. on September 22, 2025, or a fine of \$250.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE25-0545**

**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

**Code Enforcement:** Richard Lovett

**Appearing Respondent:** Karen Gilbert

**DeLand Testimony:** Officer Lovett testified that 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. As of August 28, 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, 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on September 22, 2025, or a fine of \$250.00 per day should be imposed beginning on September 23, 2025, and continue until said violation(s) is corrected.

**Respondent Testimony:** Ms. Gilbert stated the roof has a slow leak. The roof has a steep pitch so water just pours off the roof. The leak was not apparent, so she did not know it was leaking. She is getting funds together to repair the roof.

**Magistrate's Finding:** The property is in violation, and is to come into compliance on or before 5:00 p.m. on September 22, 2025, or a fine of \$250.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

**Case # CE25-0546**

**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

**Code Enforcement:** Richard Lovett

**Appearing Respondent:** Karen Gilbert

**DeLand Testimony:** Officer Lovett testified that a conex box has been placed on the property without a permit. As of August 28, 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 September 22, 2025, or a fine of \$250.00 per day should be imposed beginning on September 23, 2025, and continue until said violation(s) is corrected.

**Respondent Testimony:** Ms. Gilbert stated she has not aware it was a violation to have a conex box in the driveway until she received the notice of violation. She will work on having it removed.

**Magistrate's Finding:** The property is in violation, and is to come into compliance on or before 5:00 p.m. on September 22, 2025, or a fine of \$250.00 per day shall be imposed as of September 23, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for September 25, 2025.

## **G. OLD BUSINESS**

### **I. Order Imposing Fine/Lien**

**Case # CE25-0004**

**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

**Code Enforcement Officer:** Amber Parker

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Property was brought into compliance as of August 26, 2025, no fine due.

**Respondent Testimony:** Did not appear for testimony.

**Magistrate's Finding:** Order of Compliance entered, no fine due.

**Case # CE25-0715**

**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

**Code Enforcement Officer:** Amber Parker

**Appearing Respondent:** Juana Nuesi

**DeLand Testimony:** Officer Parker testified that as of July 31, 2025, the property has come into compliance and a fine of \$500.00 per day should be imposed as a repeat violation pursuant to §162.04(5) Fla. Stat. (2022), for the 10 days that the property was in violation. The property was is violation from July 21, 2025 to July 31, 2025, for a total fine of \$5,000.00.

**Respondent Testimony:** Ms. Nuesi stated the house is under construction and she has been out of the country for six weeks. She sent someone to cut the grass when she received the notice of violation. She also stated she sent the Code Officer pictures of the mowed grass on September 18, 2025. She also removed a shopping cart that was on the property and disposed of it. The house is now clean.

**Magistrate's Finding:** The property is now in compliance and a fine in the amount of \$500.00 per day as a repeat violation, is hereby imposed for 10 days for a total of \$5,000.00.

II. **Continued Cases**

**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, 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

**Code Enforcement Officer:** Richard Lovett

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Officer Lovett requested the case to be continued to the October 23, 2025, hearing to allow time for the owner to gain compliance.

**Representative Testimony:** Did not appear for testimony.

**Magistrate's Finding:** The case was continued to the October 23, 2025 hearing.

**Case # CE25-0274**

**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

**Code Enforcement Officer:** Richard Lovett

**Appearing Respondent:** Did not appear.

**DeLand Testimony:** Officer Lovett requested the case to be continued to the October 23, 2025, hearing to allow time for the owner to gain compliance.

**Representative Testimony:** Did not appear for testimony.

**Magistrate's Finding:** The case was continued to the October 23, 2025 hearing.

III. **Order of Compliance**

**Case # CE23-0566**

**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  
**Code Enforcement Officer:** Richard Lovett  
**Appearing Respondent:** Did not appear.  
**DeLand Testimony:** Property was brought into compliance as of March 14, 2025, fine due \$13,000.00.  
**Respondent Testimony:** Did not appear for testimony.  
**Magistrate's Finding:** Order of Compliance entered, fine due \$13,000.00.

**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 Officer:** Richard Lovett  
**Appearing Respondent:** Did not appear.  
**DeLand Testimony:** Property was brought into compliance as of July 30, 2025, no fine due.  
**Respondent Testimony:** Did not appear for testimony.  
**Magistrate's Finding:** Order of Compliance entered, no fine due.

**Case # CE24-1335**

**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  
**Code Enforcement Officer:** Richard Lovett  
**Appearing Respondent:** Did not appear.  
**DeLand Testimony:** Property was brought into compliance as of May 07, 2025, fine due \$14,200.00.  
**Respondent Testimony:** Did not appear for testimony.  
**Magistrate's Finding:** Order of Compliance entered, fine due \$14,200.00.

IV.     **Lien Reduction**

No action item

**H. NEXT MEETING DATE** – September 25, 2025

**I. ADJOURNMENT @ 6:17pm**