

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

October 23, 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
September 25, 2025
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

I. **FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

Case # CE25-0927

(Tab 3)

Location: 238 N Sans Souci Ave

Respondent: Robert J Clabeaux TR

Description: The structure on the property has rotted wood on the exterior walls and porch. 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 1, Section 108.1.1, Unsafe structures, 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: 700909000180

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0940

(Tab 4)

Location: 519 S Clara Ave

Respondent: James A Wright TR

Description: The property contains an accumulation of waste, yard trash, or rubble and debris, as well as grass or weeds in excess of 12 inches tall.

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

Parcel ID: 701627000120

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0772

(Tab 5)

Location: 726 W Hubbard Ave

Respondent: Clifford Douglas Est, Desrine Tomeka Douglas & Devine Tamara Douglas

Description: The property contains several unpermitted accessory structures.

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: 701723000750

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0774

(Tab 6)

Location: 726 W Hubbard Ave

Respondent: Clifford Douglas Est, Desrine Tomeka Douglas & Devine Tamara Douglas

Description: Several accessory structures were constructed on the property without meeting the required general standards and requirements of the code. The fence is not being maintained and is in disrepair.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.06, Fences and Walls. (i) Maintenance, and Section 33-28.01, General Standards and Requirements. (c) General requirements.

Parcel ID: 701723000750

Zoning: R-1A

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE25-0663

(Tab 7)

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

Order Imposing Fine/Lien

Case # CE25-0860

(Tab 8)

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

Order Imposing Fine/Lien

Case # CE25-1061

(Tab 9)

Location: 1020 E Howry Ave

Respondent: Duane E Makowski

Description: Grass or weeds in excess of 12 inches tall throughout the property.

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

Parcel ID: 701507030320

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 10)

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

Status: Non-compliance

Order Continuing Hearing

Case # CE25-0010

(Tab 11)

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 # CE25-0274

(Tab 12)

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

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 # CE24-0166

(Tab 16)

Location: 212 S Boston Ave

Respondent: Martha C Cook Est.

Description: The water service to the property was disconnected, therefore creating a plumbing system hazard. The structure and premises have been determined to be dangerous.

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, Chapter 5, Section 504.1, General, Chapter 5, Section 504.3, Plumbing system hazards, and Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 701615010110 **Zoning:** R-1

Compliance (fine due \$25,000.00)

Case # CE24-0173

(Tab 17)

Location: 212 S Boston Ave

Respondent: Martha C Cook Est.

Description: The premises contained large accumulations of waste, yard trash, rubble, debris, abandoned, junked, and discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701615010110 **Zoning:** R-1

Compliance (fine due \$25,000.00)

IV. LIEN REDUCTION

No action item

H. NEXT MEETING

December 11, 2025

I. ADJOURNMENT