

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

September 25, 2025
Hearing Minutes

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

A. CALL TO ORDER AT 5:02 PM

B. PLEDGE OF ALLEGIANCE

C. FORMAT FOR PROCEEDINGS

D. APPROVAL OF MINUTES

August 28, 2025

E. SWEARING IN OF WITNESSES:

Amber Parker, Code Enforcement Officer
Bethzaida Delgado, Code Enforcement Officer
Richard Lovett, Code Enforcement Manager
William Lawton, Deputy Building Official
Jeremy Lapaglia, Representative
Darren Chalkley, Representative

OTHERS PRESENT:

Christina Epperson, Special Magistrate
Matthew Branz, City Attorney

F. NEW BUSINESS

Finding of Facts, Conclusions of Law Order

Case # CE25-0663

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

Code Enforcement: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that the grass is in excess of 12 inches tall throughout the property. As of September 09, 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, 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 October

20, 2025, or a fine of \$100.00 per day should be imposed beginning on October 21, 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 October 20, 2025, or a fine of \$100.00 per day shall be imposed as of October 21, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for October 23 2025.

Case # CE25-0676

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

Code Enforcement: Richard Lovett

Appearing Respondent:

DeLand Testimony: City removed this matter from the hearing prior to hearing.

Respondent Testimony:

Magistrate's Finding:

Case # CE25-0860

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

Code Enforcement: Bethzaida Delgado

Appearing Representative: Darren Chalkley, Grandson of Agnes Kincaid

DeLand Testimony: Officer Delgado testified a house fire damaged the integrity of the structure and the property is unsafe. As of September 15, 2025, the property has not come into compliance. She recommended that the property be found in violation of 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. The Respondent(s) shall be ordered to correct the above code violation(s) on or before 5:00 p.m. on October 20, 2025, or a fine of \$250.00 per day should be imposed beginning on October 21, 2025, and continue until said violation(s) is corrected.

Representative Testimony: Mr. Chalkley stated he does want to demolish the house he just does not have the funds for it. He inquired about any financial assistance or grants the County or City may offer.

Magistrate's Finding: The property is in violation, and is to come into compliance on or before 5:00 p.m. on October 20, 2025, or a fine of \$250.00 per day shall be imposed as of October 21, 2025, and continue until said violation(s) is corrected. A hearing to determine whether respondent has complied is set for October 23 2025.

G. OLD BUSINESS

I. **Order Imposing Fine/Lien**

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 Officer: Richard Lovett

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Lovett testified that as of September 23, 2025, the property has not come into compliance, and a fine of \$250.00 per day should be imposed beginning September 23, 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 September 23, 2025, and continue until said violation is corrected.

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 Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of July 22, 2025, the property has not come into compliance, and a fine of \$100.00 per day should be imposed beginning July 22, 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 \$100.00 per day is hereby imposed as of July 22, 2025, and continue until said violation is corrected.

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 Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Delgado testified that as of September 23, 2025, the property has not come into compliance, and a fine of \$100.00 per day should be imposed beginning July 22, 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 \$100.00 per day is hereby imposed as of July 22, 2025, and continue until said violation is corrected.

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 Officer: Amber Parker

Appearing Respondent: Jeremy Lapaglia

DeLand Testimony: Officer Parker testified the property was not in compliance as of September 22, 2025, but did come into compliance as of the date of hearing on September 25, 2025. Accordingly, a fine of \$150.00 per day is imposed and ran from September 23, 2025 through September 24, 2025. As such, a total fine of \$300.00 is imposed.

Respondent Testimony: Mr. Lapaglia stated he received a Certificate of Occupancy three years ago when the house was built, and did not know the fence was not apart of that permit. He did obtain a permit as of today Thursday September 25, 2025.

Magistrate's Finding: The property was in violation but as of September 25, 2025 has come into compliance. Accordingly, a fine of \$150.00 per day is imposed and ran from September 23, 2025 through September 24, 2025. As such, a total fine of \$300.00 is imposed.

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 Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of September 23, 2025, the property has not come into compliance, and a fine of \$100.00 per day should be imposed beginning September 23, 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 \$100.00 per day is hereby imposed as of September 23, 2025, and continue until said violation is corrected.

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 Officer: Amber Parker

Appearing Respondent: Did not appear.

DeLand Testimony: Officer Parker testified that as of September 23, 2025, the property has not come into compliance, and a fine of \$150.00 per day should be imposed beginning September 23, 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 \$150.00 per day is hereby imposed as of September 23, 2025, and continue until said violation is corrected.

II. **Continued Cases**

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 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 obtain the required permits.

Representative Testimony: Did not appear for testimony.

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

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 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 # CE25-0545

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 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 # CE25-0546

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 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 # CE25-0704

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

Code Enforcement Officer: Bethzaida Delgado

Appearing Respondent: Did not appear.

DeLand Testimony: Property was brought into compliance as of September 15, 2025, no fine due.

Respondent Testimony: Did not appear for testimony.

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

IV. **Lien Reduction**

No action item

H. **NEXT MEETING DATE** – October 23, 2025

I. **ADJOURNMENT @ 5:59pm**