

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

December 11, 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**
October 23, 2025
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE25-1030

(Tab 3)

Location: 555 E Voorhis Ave

Respondent: Oregon LLC

Description: The property contains Abandoned, Junked, Discarded Personal Property, throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot Maintenance, (3) Nuisance Declared, Section 16-4, Lots, premises, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701615020220

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1075

(Tab 4)

Location: 2490 S Woodland Blvd

Respondent: Central Florida Regional Hospital Inc

Description: The runoff area is in disrepair, and the structural integrity of the retention area needs reinforcement.

Violation: City of DeLand Code of Ordinances; Chapter 3, Section 302.1, Sanitation, Section 302.2, Grading and drainage, Section 302.7, Accessory structures, Section 304.1.1, Unsafe conditions, 5. Structural members that have evidence of deterioration, 6. Foundation systems that are not firmly supported by footings, Section 304.6, Exterior walls, and Chapter 5, Section 507.1, General

Parcel ID: 702800000340

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1079

(Tab 5)

Location: 2490 S Woodland Blvd

Respondent: Central Florida Regional Hospital Inc

Description: The property has grass or weeds in excess of 12 inches tall.

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: 702800000340

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1084

(Tab 6)

Location: 555 E Voorhis Ave

Respondent: Oregon LLC

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 Section 16-4, Lots, premises.

Parcel ID: 701615020220

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1232

(Tab 7)

Location: 604 E Division St

Respondent: C & G Investments LLC

Description: The property contains unpermitted alterations and repairs to the porch and rear of the house, as well as multiple 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: 701632010070

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1332

(Tab 8)

Location: 604 E Division St

Respondent: C & G Investments LLC

Description: The property contains dismantled, nonoperative, discarded personal property, including unregistered vehicles, scrap, lumber, junk, trash or other materials and debris maintained outside of an approved building.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25A-6, Sanitary public nuisances, Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc., Prohibited. (6) Prima Facie Evidence of Abandonment, etc. The absence of a license plate for the current year or the absence of a current motor vehicle registration shall be prima facie evidence that a motor vehicle is abandoned, junked or discarded, and Chapter 16, Section 16-30, (3) Nuisance declared.

Parcel ID: 701632010070

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE24-1048

(Tab 9)

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 Imposing Fine/Lien

Case # CE25-0541

(Tab 10)

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 Imposing Fine/Lien

Case # CE25-0546

(Tab 11)

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 Imposing Fine/Lien

Case # CE25-0772

(Tab 12)

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

Order Imposing Fine/Lien

Case # CE25-0774

(Tab 13)

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

Order Imposing Fine/Lien

Case # CE25-0927

(Tab 14)

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

Order Imposing Fine/Lien

Case # CE25-0940

(Tab 15)

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

Order Imposing Fine/Lien

II. CONTINUED CASES

No action item

III. ORDER OF COMPLIANCE

Case # CE24-0904

(Tab 16)

Location: 238 N Sans Souci Ave

Respondent: Robert J. Clabeaux Trustee

Description: The stairways, decks, porches and balconies, handrails and guards are unsafe.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.10, Stairways, decks, porches and balconies and Section 304.12, handrails and guards.

Parcel ID: 700909000180

Zoning: R-1A

Compliance (No fine due)

Case # CE25-0010

(Tab 17)

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

Compliance (No fine due)

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

Compliance (No fine due)

Case # CE25-0545

(Tab 19)

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

Compliance (No fine due)

IV. LIEN REDUCTION

Case # CE23-0566

(Tab 20)

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 7, Section 7-2, 102.10 The International Property Maintenance Code, 2015 edition, with local amendments as set forth in subsection (b) below, is hereby adopted, and all references in this Section 102.10 to the "code" shall refer to the adopted provisions of the International Property Maintenance Code, 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

Order Recommending Lien Reduction

Case # CE24-1335

(Tab 21)

Location: 101 Oak Haven Cir

Respondent: Migdalia Fontanez

Description: Grass was 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

Order Recommending Lien Reduction

H. NEXT MEETING

January 22, 2025

I. ADJOURNMENT