

City of DeLand



Code Enforcement Special Magistrate

C. Meek..... Special Magistrate

March 24, 2022

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

February 24, 2022

- E. SWEARING IN OF WITNESSES
- F. OLD BUSINESS

I. LIEN REDUCTION

Case # 21-0501

(Tab 3)

Location: 647 South Woodland Blvd

Description: Permit Required

Violation: City of DeLand Code of Ordinances; Chapter 12, Section 1, Florida Fire Prevention Code Adopted by Reference, the Florida Fire Prevention Code as if fully set forth herein, as the same may be amended from time to time, and as more particularly set forth in chapter 633, Florida Statutes, and references therein

Parcel ID: 701645330140

Zoning: C-2

Order Recommending Lien Reduction

II. CONTINUED CASES

No Action Items

III. ORDER IMPOSING FINE HEARING

Case # CE21-0070

(Tab 4)

Location: Bennett Dr

Description: Equipment, supplies, and personal property being stored

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 27.04, Outdoor storage or display of personal property in various zoning districts. (a) General requirements.

Parcel ID: 603311000480

Zoning: M-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE21-0319

(Tab 5)

Location: 111 W Beresford AV

Description: The structure is unsafe and unfit for human occupancy due to electrical hazards

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, 108.1.3, Structure unfit for human occupancy, Section 601.2, Responsibility, Section 604.1, Facilities required, and Section 605.1, Installation

Parcel ID: 701638000120

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE22-0005

(Tab 6)

Location: 111 W Beresford AV

Description: The property contains accumulations of waste, yard trash, rubble, debris, and garbage containers are being stored on the curbside

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 30, Lot Maintenance, (3) Nuisance Declared, Chapter 21, Section 01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited, Chapter 15, Garbage, Section 4.1, Storage of garbage cans, garbage containers, recycling containers, yard trash, and Section 4.2, Placing garbage cans, garbage containers, recycling containers and yard trash at curbside

Parcel ID: 701638000120

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE22-0052

(Tab 7)

Location: 301 S Woodland Blvd

Description: Prohibited signs are being used on the property

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 73, Prohibited signs

Parcel ID: 701601140060

Zoning: C-2

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE22-0054

(Tab 8)

Location: 301 S Woodland Blvd

Description: The property does not have City approval for vehicle rental

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 18, Special Exceptions

Parcel ID: 701601140060
Status: Non-compliance
Order Imposing Fine/Lien

Zoning: C-2

G. NEW BUSINESS

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

Case # CE21-0345 (Tab 9)

Location: 720 W Oakdale Ave

Description: Work done without a permit

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required

Parcel ID: 700803020150 **Zoning:** R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE21-0349 (Tab 10)

Location: 1699 N Woodland Blvd

Description: The property contains prohibited outdoor equipment storage, work without the required permits and a business operating without the required Business Tax Receipt

Violation: City of DeLand Code of Ordinances; Chapter 17, Licenses Section 1001, Required, Chapter 33, Section 27, Accessory uses, Subsection 27.04, Outdoor storage or display of personal property in various zoning districts, and Chapter 7, Section 2, Local Supplement to the Florida Building Code; Administration, Section 105

Parcel ID: 603312000020 **Zoning:** C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE21-0352 (Tab 11)

Location: 548 S Woodland Blvd

Description: The property contains abandoned, junked, discarded personal property, trash, and debris.

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

Parcel ID: 701629000170 **Zoning:** C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

II. ORDER OF COMPLIANCE

Case # 21-0501

Location: 647 South Woodland Blvd.

Description: Permit Required

Violation: City of DeLand Code of Ordinances; Chapter 12, Section 1, Florida Fire Prevention Code Adopted by Reference, the Florida Fire Prevention Code as if fully set forth herein, as the same may be amended from time to time, and as more particularly set forth in chapter 633, Florida Statutes, and references therein

Parcel ID: 701645330140

Zoning: C-2

Compliance (Fine Due)

Case # CE21-0222 AKA 18-0102

Location: 128 S Chandler Av

Description: Work without a permit

Violation: City of DeLand Code of Ordinances; Chapter 7, Section 2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required

Parcel ID: 700902020220

Zoning: R-1

Compliance (Fine Due)

Case # CE21-0316

Location: 128 S Chandler Av

Description: The exterior walls contain holes, breaks, and loose or rotting materials

Violation: City of DeLand Code of Ordinances, International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, Section 304.6, Exterior walls.

Parcel ID: 700902020220

Zoning: R-1

Compliance (Fine Due)

Case # CE22-0034

Location: 111 W Beresford AV

Description: The property does not have water service

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, 501.2, Responsibility and Chapter 505.1, General

Parcel ID: 701638000120
Compliance

Zoning: R-1

H. NEXT MEETING

April 28, 2022

I. ADJOURNMENT