

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

January 22, 2026

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

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

Case # CE25-1141

(Tab 3)

Location: 924 Oakhurst Ave

Respondent: Jonathan Radkowski

Description: Failing to obtain final inspection and allowing the permit to expire results in work done 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: 702021000240 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1210

(Tab 4)

Location: 811 N Woodland Blvd

Respondent: Delandia 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: 700928010030 **Zoning:** R-12

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1247

(Tab 5)

Location: 236 W Minnesota Ave

Respondent: LHR Rentals LLC

Description: Pavers were installed at the property without the required permits.

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: 700913010020

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1253

(Tab 6)

Location: 21 N University Cir

Respondent: John Pepper

Description: The property contains an unsafe structure due to damage from a house fire that caused structural, electrical and mechanical damage. Along with damage to the rafters, trusses and skylights.

Violation: City of DeLand Code of Ordinances; 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, Section 108.1.1, Unsafe structures.

Parcel ID: 700947010130

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0040

(Tab 7)

Location: 606 N Clara Ave

Respondent: Jonathan K Lee and Denise A Lee

Description: On January 5, 2026, a City of DeLand Code Enforcement Officer again observed that the reroof permit expired and part of the roof was completed therefore the work was done without the required 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: 700813010060

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0041

(Tab 8)

Location: 606 N Clara Ave

Respondent: Jonathan K Lee and Denise A Lee

Description: Work began on the roof and walls but were left incomplete causing defects, broken and deteriorated components.

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 304.6, Exterior walls.

Parcel ID: 700813010060

Zoning: R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1076

(Tab 9)

Location: 321 W New St

Respondent: Olamae Solomon LE

Description: The roof is not in good repair or structurally sound and showing components that have signs of deterioration

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 304.1.1, Unsafe conditions.

Parcel ID: 701718000080

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1094

(Tab 10)

Location: 321 W New St

Respondent: Olamae Solomon LE

Description: Windows are boarded and not easily openable.

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 and door frames and Chapter 3, Section 304.13.2, Openable windows.

Parcel ID: 701718000080

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1108

(Tab 11)

Location: W New St

Respondent: Ronnie L Solomon

Description: Accumulations of waste, yard trash, or rubble and debris throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3) Nuisance declared. (a) Accumulations of waste, yard trash, or rubble and debris.

Parcel ID: 701718000070 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE25-0927 (Tab 12)

Location: 238 N Sans Souci Ave

Respondent: Robert J Clabeaux TR

Description: A structure on the property had rotted wood and collapsing roofing components. As such the property was 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

II. CONTINUED CASES

Case # CE25-1075 (Tab 13)

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: International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, 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

Order Continuing Hearing

Case # CE25-1079 (Tab14)
Location: 2490 S Woodland Blvd
Respondent: Central Florida Regional Hospital INC
Description: 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
Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE12-1000 (Tab 15)
Location: 21 N University Cir
Respondent: John Pepper
Description: Debris on the lot.
Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Nuisance declared.
Parcel ID: 09173047010130 **Zoning:** R-1B
Compliance (Fine due \$25,000.00)

Case # CE12-1001 (Tab 16)
Location: 21 N University Cir
Respondent: John Pepper
Description: The fence surrounding the lot was falling down and rotted.
Violation: City of DeLand Code of Ordinances; Chapter 33-28.6, (i) Fence Maintenance.
Parcel ID: 09173047010130 **Zoning:** R-1B
Compliance (Fine due \$25,000.00)

Case # CE12-1003 (Tab 17)
Location: 21 N University Cir
Respondent: John Pepper
Description: The property was being used to store salvage and junk vehicles.
Violation: City of DeLand Code of Ordinances; Chapter 21-01, (2) storage of junk vehicles, boats and discarded machinery.
Parcel ID: 09173047010130 **Zoning:** R-1B
Compliance (Fine due \$25,000.00)

Case # CE25-1084

(Tab 18)

Location: 555 E Voorhis Ave

Respondent: Oregon LLC

Description: Had grass or weeds 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, Prohibited.

Parcel ID: 701615020220

Zoning: R-1

Compliance (No fine due)

Case # CE25-1030

(Tab 19)

Location: 555 E Voorhis Ave

Respondent: Oregon LLC

Description: Had 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, Lot Maintenance, (3) Nuisance Declared, Section 16-4, Lots, premises, required to be kept clean, sanitary and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property, (2) Keeping, Storing, etc., Prohibited.

Parcel ID: 701615020220

Zoning: R-1

Compliance (No fine due)

Case # CE25-1332

(Tab 20)

Location: 604 E Division St

Respondent: C & G Investments LLC

Description: The property had 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., and Chapter 16, Section 16-30, (3) Nuisance declared.

Parcel ID: 701632010070

Zoning: R-1

Compliance (No fine due)

Case # 15-0500 AKA CE21-0200

(Tab 21)

Location: 614 S Clara Ave

Respondent: Cecil Johnson

Description: Had tall grass and weeds.

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

Parcel ID: 17173040040100 **Zoning:** R-1

Compliance (Fine due \$25,000.00)

Case # CE25-0794

(Tab 22)

Location: 633 S High St

Respondent: Janiece Shee-Anna Henry

Description: There was 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

Compliance (Fine due \$7,800.00)

Case # CE25-0795

(Tab 23)

Location: 633 S High St

Respondent: Janiece Shee-Anna Henry

Description: There was an abandoned or junked vehicle, without a license plate for the current year on the property.

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

Compliance (Fine due \$4,050.00)

Case # CE25-0772

(Tab 24)

Location: 736 W Hubbard Ave

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

Description: There was several unpermitted accessory structures on the property.

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

Compliance (Fine due \$1,200.00)

Case # CE25-0774

(Tab 25)

Location: 736 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, as well as, the fence was not being maintained and 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

Compliance (No fine due)

Case # CE24-1373

(Tab 26)

Location: 808 S Clara Ave

Respondent: Darrell Maurice Price, Diedra P Stanford & Norris Wendell Price

Description: The property had several unsafe electrical outlet receptacles.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Section 601.2, Responsibility, Section 604.1, Facilities required, Section, 604.3, Electrical system hazards, Section 605.1, Installation, and Chapter 605.4, Wiring.

Parcel ID: 701739020170

Zoning: R-1

Compliance (Fine due \$25,000.00)

Case # CE24-1375

(Tab 27)

Location: 808 S Clara Ave

Respondent: Darrell Maurice Price, Diedra P Stanford & Norris Wendell Price

Description: The property had 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.

Parcel ID: 701739020170

Zoning: R-1

Compliance (Fine due \$14,700.00)

Case # CE24-1306

(Tab 28)

Location: 808 S CLARA AVE

Respondent: Darrell Maurice Price, Diedra P Stanford & Norris Wendell Price

Description: The property was being occupied without the required water services.

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 and Chapter 5, Section 505.3, Supply.

Parcel ID: 701739020170 **Zoning:** R-1

Compliance (Fine due \$25,000.00)

Case # CE24-1317

(Tab 29)

Location: 1455 N McDonald Ave

Respondent: Flex Builders Group Deland LLC

Description: The grass or weeds was allowed to grow in excess of 12 inches tall, in such manner to materially impede vision, along with accumulations of waste, yard trash, rubble and debris throughout the property.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, Lot maintenance, (3) Nuisance declared, and Chapter 33, Section 33-90.03, Streets, (o) Clear visibility triangle.

Parcel ID: 700300000040

Zoning: C-4

Compliance (Fine due \$25,000.00)

IV. LIEN REDUCTION

Case # 15-0500 AKA CE21-0200

(Tab 30)

Location: 614 S Clara Ave

Respondent: Cecil Johnson

Description: Property contained tall grass and weeds.

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

Parcel ID: 17173040040100

Zoning: R-1

Order Recommending Lien Reduction

Case # CE24-1254

(Tab 31)

Location: 808 S Clara Ave

Respondent: Darrell Maurice Price, Diedra P Stanford & Norris Wendell Price

Description: The roof shall be sound, tight and not have 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 304.1.1, Unsafe conditions, and Section 304.7, Roofs and drainage

Parcel ID: 701739020170

Zoning: R-1

Order Recommending Lien Reduction

Case # CE24-1306

(Tab 32)

Location: 808 S Clara Ave

Respondent: Darrell Maurice Price, Diedra P Stanford & Norris Wendell Price

Description: The property was being occupied without the required water services.

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 and Chapter 5, Section 505.3, Supply.

Parcel ID: 701739020170 **Zoning:** R-1

Order Recommending Lien Reduction

Case # CE24-1373

(Tab 33)

Location: 808 S Clara Ave

Respondent: Darrell Maurice Price, Diedra P Stanford & Norris Wendell Price

Description: The property had several unsafe electrical outlet receptacles.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Section 601.2, Responsibility, Section 604.1, Facilities required, Section, 604.3, Electrical system hazards, Section 605.1, Installation, and Chapter 605.4, Wiring.

Parcel ID: 701739020170 **Zoning:** R-1

Order Recommending Lien Reduction

Case # CE24-1375

(Tab 34)

Location: 808 S Clara Ave

Respondent: Darrell Maurice Price, Diedra P Stanford & Norris Wendell Price

Description: The property had 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.

Parcel ID: 701739020170 **Zoning:** R-1

Order Recommending Lien Reduction

H. NEXT MEETING

February 26, 2026

I. ADJOURNMENT

Demolition Order

J. ORDER OF CONDEMNATION

Case # CE25-0051

(Tab 35)

Location: 345 E Church St

Respondent: Ferpersena Group LLC

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3), Sanitary public nuisances.

Parcel ID: 700901220050

Zoning: R-2

Status: Non-compliance

Order of Condemnation update

Case # CE25-0023

(Tab 36)

Location: 708 Wood St

Respondent: Juana A Nuesi & Francisco Jose Ramirez

Description: The property contains an unsafe building that is dilapidated, unsanitary, in an unsafe condition and is a public nuisance.

Violation: City of DeLand Code of Ordinances; Chapter 25, Section 25-A-6 (c)(3), Sanitary public nuisances.

Parcel ID: 701505000350

Zoning: R-1

Status: Non-compliance

Order of Condemnation update