

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

February 26, 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
January 22, 2026
- E. SWEARING IN OF WITNESSES
- F. NEW BUSINESS

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

Case # CE25-1341

(Tab 3)

Location: 647 S Thompson St

Respondent: Warner G Smith

Description: The property contains personal property, materials and equipment on a parcel without a permitted principal development, and vehicles being parked on grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-27.04 and Chapter 33, Section 33-17.04.

Parcel ID: 701740020230 **Zoning:** R-1B

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1373

(Tab 4)

Location: 804 S Clara Ave

Respondent: Troy M Felton and Roderick Aaron Golden

Description: The property contains vehicles parked on unpermitted vehicle use areas without license plates bearing the current year registration.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.05 and Chapter 21, Section 21-01.

Parcel ID: 701739020110 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1376

(Tab 5)

Location: 420 S Parsons Ave

Respondent: Robert J Wilkins and Kimberly Wilkins

Description: The property contains accumulations of waste, junk, rubble, and debris, along with temporary structure(s).

Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01 and Chapter 33, Section 33-28.

Parcel ID: 701743000140 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1391 (Tab 6)

Location: 304 S Adelle Ave

Respondent: New Leaf Real Estate LLC

Description: Vehicle(s) continue to park on the grass and not a permitted vehicle use area.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.05

Parcel ID: 701716000260 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1452 (Tab 7)

Location: 515 S Adelle Ave

Respondent: Catherine B Manning

Description: The property is unmaintained with overgrown grass/weeds in excess of 12 inches and yard trash/waste on it.

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

Parcel ID: 701727000290 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1540 (Tab 8)

Location: 628 W Voorhis Ave

Respondent: Stanley H Whitted Jr TR and Stanley H Whitted Jr Revocable Trust

Description: The property owner continues to store commercial vehicles on the property and park vehicles on the grass.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-91.021, and Chapter 33, Section 33-17.05.

Parcel ID: 701715000030 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1570 (Tab 9)

Location: 192 W Calvin St

Respondent: Jonathan M Duazo and Elizabeth P Duazo

Description: The property contains an accumulation of waste, yard trash, rubble or debris, along with discarded personal property/materials.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-27.04, and Chapter 16, Section 16-30.

Parcel ID: 702100000790 **Zoning:** C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1571

(Tab 10)

Location: 192 W Calvin St

Respondent: Jonathan M Duazo and Elizabeth P Duazo

Description: The property contains vehicle(s) parked on unpermitted vehicle use area.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.16.

Parcel ID: 702100000790 **Zoning:** C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1596

(Tab 11)

Location: 301 S Woodland Blvd

Respondent: S A JK Investments 1 LLC

Description: The property contains accumulations of waste, yard trash, rubble, debris and discarded personal property throughout the property.

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

Parcel ID: 701601140060 **Zoning:** C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0102

(Tab 12)

Location: 301 S Woodland Blvd

Respondent: S A JK Investments 1 LLC

Description: The property contains 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, (c) Grass or weeds in excess of 12 inches tall and Section 16-4, Lots, premises.

Parcel ID: 701601140060 **Zoning:** C-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE26-0185 (Tab 13)

Location: 628 W Voorhis Ave
Respondent: Stanley H Whitted Jr TR and Stanley H Whitted Jr Revocable Trust
Description: The property contains discarded personal property including unregistered and/or nonoperative vehicles, boats, or parts thereof, scrap metal or junk.
Violation: City of DeLand Code of Ordinances; Chapter 21, Section 21-01, (2) and (6).

Parcel ID: 701715000030 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE26-0219 (Tab 14)

Location: 905 S Florida Ave
Respondent: HCC101 LLC
Description: The property contains exposed and/or improperly installed plumbing, including plumbing that is actively leaking.
Violation: City of DeLand Code of Ordinances; International Property Maintenance Code as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.3, Chapter 3, Section 301.2, Chapter 5, Section 504.1 and, Section 506.1.

Parcel ID: 702100000862 **Zoning:** C-2
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE26-0337 (Tab 15)

Location: 905 S Florida Ave
Respondent: HCC101 LLC
Description: The property contains exposed and/or improperly installed electrical wiring and equipment, including unsafe or active hazards.
Violation: City of DeLand Code of Ordinances; International Property Maintenance Code as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.3, Chapter 6, Section 601.2, Section 604.3, Section 605.1, and Section 607.1.

Parcel ID: 702100000862 **Zoning:** C-2
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE26-0338

(Tab 16)

Location: 905 S Florida Ave

Respondent: HCC101 LLC

Description: The property contains structural damage, including cut and/or compromised structural members, holes in the foundation walls, and deteriorated/rotten wood on the exterior of the home.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code as adopted and amended by Ordinance 2019-02, Chapter 1, Section 108.1.3, Chapter 3, Section 304.1, Section 304.1.1, Section 304.5 and Section 304.6.

Parcel ID: 702100000862

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE25-1094

(Tab 17)

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 Section 304.13.2, Openable windows.

Parcel ID: 701718000080

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

Case # CE25-1108

(Tab 18)

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

Order Imposing Fine/Lien

Case # CE25-1079

(Tab 19)

Location: 2490 S Woodland Blvd

Respondent: Central Florida Reginal 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 Imposing Fine/Lien

Case # CE25-1141

(Tab 20)

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

Order Imposing Fine/Lien

Case # CE25-1210

(Tab 21)

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

Order Imposing Fine/Lien

Case # CE26-0041

(Tab 22)

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

Order Imposing Fine/Lien

Case # CE26-0123 (Tab 23)

Location: W Walts Ave

Respondent: Marlene M Wright

Description: Debris and discarded personal property throughout the property and the 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, Chapter 16, Section 16-4, Lots, premises, and Chapter 21, Section 21-01, Abandoned, Junked, Discarded Personal Property. (2) Keeping, Storing, etc.

Parcel ID: 701710150220 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE25-1076 (Tab 24)

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, Section 304.1.1, Unsafe conditions.

Parcel ID: 701718000080 **Zoning:** R-1

Status: Non-compliance

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE24-0322 (Tab 25)

Location: 345 E Church St

Respondent: Ferpersena Group LLC

Description: Conducted unpermitted work at 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.

Parcel ID: 700901220050

Zoning: R-2

Compliance (Fine Due \$25,000.00)

Case # CE25-1079

(Tab 26)

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

Compliance (No Fine due)

Case # CE25-1232

(Tab 27)

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

Compliance (No fine due)

Case # CE25-1247

(Tab 28)

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

Compliance (No Fine Due)

IV. LIEN REDUCTION

Case No. CE24-0322

(Tab 29)

Location: 345 E Church St

Respondent: Ferpersena Group LLC

Description: Homes on the property were being remodeled without the required permit.

Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 7, Section 7-2, Local Supplement to the Florida Building Code, Administration, Section 105, Permits, Subsection 105.1, Required.

Parcel ID: 700901220050

Zoning: R-2

Order Recommending Lien Reduction

H. NEXT MEETING

March 26, 2026

I. ADJOURNMENT