

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

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

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE25-1517 (Tab 3)
Location: 338 S Parsons Ave
Respondent: Naomi Tinsley LE
Description: The residence on the property has an exterior wall that is falling and the roof has collapsed.
Violation: City of DeLand Code of Ordinances; International Property Maintenance Code, as adopted and amended by Ordinance 2019-02, Chapter 3, 304.1, 304.1.1, 304.4, 304.5, 304.6, 304.7, and 304.13.
Parcel ID: 701710150090 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-1562 (Tab 4)
Location: 185 East Fiesta Key Loop
Respondent: Sarah A Ebbers, Glenn D Lee
Description: Work was performed requiring 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: 700713000140 **Zoning:** Mallory Woods PD
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

Case # CE25-1564 (Tab 5)
Location: 415 S Clara Ave

Respondent: Bobby D Ward

Description: The property contains overgrown grass or weeds.

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

Parcel ID: 701620030050 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1565

(Tab 6)

Location: 415 S Clara Ave

Respondent: Bobby D Ward

Description: The property contains an unpermitted temporary structure and discarded personal property.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.01, and Chapter 33, Section 33-27.04.

Parcel ID: 701620030050 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-1607

(Tab 7)

Location: 311 W Euclid Ave

Respondent: Isaac K White

Description: The vacant developed lot is unmaintained and has overgrown grass or weeds.

Violation: City of DeLand Code of Ordinances; Chapter 16, Section 16-30, (3), Chapter 16, Section 16-4 and Section 16-5.

Parcel ID: 701743000590 **Zoning:** R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0205

(Tab 8)

Location: 117 Vermont Ave

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 being stored on a parcel without a permitted principal development.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-27.04, and Chapter 16, Section 16-30, (3).

Parcel ID: 702100000800 **Zoning:** C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0307

(Tab 9)

Location: 216 S Grove St

Respondent: Petra R Berriozabal

Description: The property contains outdoor storage on a lot without a permitted principal development.

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

Parcel ID: 701530000800

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0378

(Tab 10)

Location: 758 S Boston Ave

Respondent: Gabriel Omar Davila Dominguez and Kianna Cordero

Description: A concrete driveway extension was added to the property without a permit or written approval.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-91.01(c) - Plans submitted to city.

Parcel ID: 702100000862

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0469

(Tab 11)

Location: 200 S Grove St

Respondent: Petra R Berriozabal

Description: Observed several portions of the fence panels not maintained and in disrepair.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-28.06, Fences and Walls. (i) Maintenance.

Parcel ID: 701530000770

Zoning: R-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0474

(Tab 12)

Location: 216 S Grove St

Respondent: Petra R Berriozabal

Description: The property has a vehicle parked on the grass and not in an approved vehicle use area.

Violation: City of DeLand Code of Ordinances; Chapter 33, Section 33-17.05, R1. **Parcel ID:** 701530000800 **Zoning:** R-1
Status: Non-compliance
Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

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: City of DeLand Code of Ordinances; 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), (6), Section 304.6, Exterior walls, and Chapter 5, Section 507.1, General.
Parcel ID: 702800000340 **Zoning:** C-2
Status: Non-compliance
Order Imposing Fine/Lien

Case # CE25-1570 (Tab 14)
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
Order Imposing Fine/Lien

Case # CE25-1571 (Tab 15)
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
Order Imposing Fine/Lien

II. CONTINUED CASES

Case # CE25-1253

(Tab 16)

Location: 21 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, 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

Order Continuing Hearing

Case # CE25-1373

(Tab 17)

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

Order Continuing Hearing

Case # CE25-1376

(Tab 18)

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

Order Continuing Hearing

Case # CE26-0219

(Tab 19)

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

Order Continuing Hearing

Case # CE26-0337

(Tab 20)

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

Order Continuing Hearing

Case # CE26-0338

(Tab 21)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # 21-0201

(Tab 22)

Location: 708 Wood St

Respondent: Roxanne Properties Inc

Description: Permit Required

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: 701505000350

Zoning: R-1

Compliance (Fine Due \$25,000.00)

Case # 21-0202

(Tab 23)

Location: 708 Wood St

Respondent: Roxanne Properties Inc

Description: Exterior siding/walls of the home are broken, missing and rotting, causing holes in the exterior walls.

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: 701505000350

Zoning: R-1

Compliance (Fine Due \$25,000.00)

Case # CE24-1389

(Tab 24)

Location: 708 Wood St

Respondent: Juana A Nuesi and Francisco Jose Ramirez

Description: The structure is so damaged, decayed, or dilapidated, that collapse is possible, making the structure and premises dangerous.

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 and Chapter 1, Section 108.1.5, Dangerous structure or premises.

Parcel ID: 701505000350

Zoning: R-1

Compliance (Fine Due \$25,000.00)

Case # CE25-0940

(Tab 25)

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

Compliance (Fine Due \$10,050.00)

Case # CE25-1094 (Tab 26)

Location: 321 W New St

Respondent: Olame 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

Compliance (No Fine Due)

Case # CE25-1341 (Tab 27)

Location: 647 S Thomas 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

Compliance (No Fine Due)

Case # CE25-1452 (Tab 28)

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) Nuisance declared.

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

Compliance (No Fine Due)

IV. LIEN REDUCTION

H. NEXT MEETING

April 23, 2026

I. ADJOURNMENT