

City of DeLand



Code Enforcement Special Magistrate

C. Epperson Special Magistrate

April 23, 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
 - March 26, 2026
- E. **SWEARING IN OF WITNESSES**
- F. **NEW BUSINESS**

I. FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

Case # CE25-0923 (Tab 3)

Location: 3001 SR 11

Respondent: DeLand Arborcultural Partnership, LTD

Description: Alterations and repairs were completed to the telecommunications equipment 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.

Parcel ID: 60280000031 **Zoning:** M-1

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE26-0692 (Tab 4)

Location: 209 Meghan Cir

Respondent: Craig Andrew Thorne

Description: The house is being occupied without water service.

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 Section 505.3, Supply.

Parcel ID: 702705002020 **Zoning:** Victoria Park PD

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

Case # CE25-0873 (Tab 5)

Location: 200 W Intl Speedway Blvd

Respondent: Shanri Holdings Corp

Description: Alterations to the telecommunication equipment to have been completed 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: 700400002154

Zoning: C-2

Status: Non-compliance

Findings of Fact, Conclusions of Law and Order

G. OLD BUSINESS

I. ORDER IMPOSING FINE HEARING

Case # CE25-1564

(Tab 6)

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

Order Imposing Fine/Lien

Case # CE25-1565

(Tab 7)

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 Section 33-27.04.

Parcel ID: 701620030050

Zoning: R-1

Status: Non-compliance

Order Imposing Fine/Lien

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

Order Imposing Fine/Lien

Case # CE26-0219 (Tab 9)

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 Imposing Fine/Lien

Case # CE26-0337 (Tab 10)

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 Imposing Fine/Lien

Case # CE26-0338 (Tab 11)

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 Imposing Fine/Lien

Case # CE26-0378

(Tab 12)

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

Order Imposing Fine/Lien

Case # CE26-0307

(Tab 13)

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

Order Imposing Fine/Lien

Case # CE26-0474

(Tab 14)

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

Order Imposing Fine/Lien

II. **CONTINUED CASES**

Case # CE25-1253

(Tab 15)

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 16)

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 17)

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 # CE25-1517

(Tab 18)

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

Order Continuing Hearing

Case # CE25-1562

(Tab 19)

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

Order Continuing Hearing

III. ORDER OF COMPLIANCE

Case # CE25-1076

(Tab 20)

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

Compliance (No Fine due)

Case # CE25-1607

(Tab 21)

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

Compliance (No Fine due)

Case # CE26-0469

(Tab 22)

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

Compliance (No Fine due)

IV. LIEN REDUCTION

No Action Items

H. NEXT MEETING

May 28, 2026

I. ADJOURNMENT